

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10247/2009

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

By virtue of a writ of execution issued by plaintiff:

10247-2009

ALL the surface or right of soil of all that certain lot, piece or parcel of land situate, lying and being in the Township of Plains, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northerly side of Union Street, said corner being in line of Lots Nos., 3 and 4 of a plot of lots designated as Plan A, as prepared by Gel-aid R. Fisher, Registered Surveyor, dated January 5, 1974;

THENCE North twenty-nine degrees thirty minutes twenty-nine seconds East (N 29° 30' 29" E), two hundred eighty-two and seventy-three one-hundredths (282.73) feet to a corner;

THENCE North fifty-three degrees thirty minutes twenty-one seconds West (N 53° 30' 21" W), ninety-one and four-tenths (91.4) feet to a corner;

THENCE North fifty-four degrees twenty-nine minutes twenty-one seconds West, (N 54° 29' 21" W), fifty-four and twenty-nine one-hundredths (54.29) feet to a corner in line of Lot No. 5;

THENCE along line of Lots Nos., 4 and 5, South eighteen degrees twenty-one minutes thirty-five seconds West (S 18° 21' 35"W), three hundred twenty-one and sixty-one one hundredths (321.61) feet to a corner on the Northerly side of Union Street aforesaid;

THENCE along the Northerly side of said Union Street, South seventy-one degrees twenty-eight minutes thirty-five seconds East (S 71° 28' 35" E), eighty-five (85) feet to the place of beginning.

BEING Lot No. 4 on the aforesaid Plan.

TITLE TO SAID PREMISES VESTED IN Keith A. Graham and Mary Beth Graham, his wife, by Deed from Barbara Turner, now by marriage Barbara Quadrini and Ralph Quadrini, her husband, Dated 03/28/1985, Recorded 03/29/1985, in Book 2155, Page 945

PROPERTY BEING KNOWN AS 134 ½ Union Street. Hudson, PA 18705

BEING PIN number 50-G11NW4-01A-10B-000 and plate number 50-C-52-2-R3D 11D3-2

Title to said premises is vested in Mary Beth Graham and Keith A. Graham

Property being known as: 134 1/2 Union St, Hudson, PA 18705

Being Luzerne County Tax Parcel Number and Pin Number: 50-G11NW4-01A-10B-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the Property of:

MARY BETH GRAHAM; KEITH A. GRAHAM

PROPERTY ADDRESS: 134 1/2 UNION STREET, HUDSON, PA 18705

UPI / TAX PARCEL NUMBER: 50-G11NW4-01A-10B-000

Seized and taken into execution to be sold as the property of MARY BETH GRAHAM AND KEITH A. GRAHAM in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS3.

Attorney for the Plaintiff:
BROCK & SCOTT, PLLC
JENKINTOWN, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania