

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6678/2021

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:

**FRIDAY, JUNE 14, 2024**  
**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.

ALL That Certain Lot, Piece Or Parcel Of Land Situate In The Township Of Hanover, County Of Luzerne and State Of Pennsylvania, Bounded And Described As Follows, To Wit:

BEGINNING On The North Side Of Main Street At The Southeast Corner Of Lot Numbered Fifteen (15);  
THENCE Easterly Along Said Street Forty Feet To The Southwest Corner Of Lot Numbered Thirteen (13);  
THENCE Northerly Along West Line Of Said Lot One Hundred Seventy (170) Feet To An Alley;  
THENCE Westerly Along Said Alley Forty Feet To The Northeast Corner Of Lot Numbered Fifteen (15);  
THENCE Southerly Along East Line Of Said Lot One Hundred And Seventy Feet To The Place Of Beginning.  
BEING lot numbered fourteen (14) in Block "J" on plot of lots laid out in said Township by the Lehigh and Wilkes-Barre Coal Company as shown on Map in Deed Book 356, page 225.

TITLE TO SAID PREMISES VESTED IN William P. Ramm, now deceased, a single person deeded by Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of Pennsylvania Dated: December 10, 2003 Recorded: December 10, 2003 Bk/Pg #: 3003/375272.

PROPERTY BEING KNOWN AS: 245 South Main Street aka 245 Main Street, Hanover Township, PA 18706  
Being PIN #: J9NW3 B1 L4  
Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 245 SOUTH MAIN ST, AKA 245 MAIN ST, HANOVER TOWNSHIP, PA 18706

UPI / TAX PARCEL NUMBER: J9NW3 B1 L4

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF WILLIAM RAMM, DECEASED, SCOTT HILDEBRANT SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM RAMM DECEASED, AMANDA LEONCINI SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM DECEASED, CAROL RAMM SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM DECEASED, EMILY RAMM SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM DECEASED, GILLIAN RAMM SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM DECEASED, JOSEPH RAMM SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM RAMM DECEASED AND VANESSA RAMM SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM DECEASED in suit of TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE.

Attorney for the Plaintiff:  
KML LAW GROUP  
PHILADELPHIA, PA 215-627-1322

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania