

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 780/2020

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:

THURSDAY, JUNE 05, 2025
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: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

To: NO. 202000780

ALL THAT CERTAIN Property Situated in The City of Nanticoke in The County of Luzerne and Commonwealth Of Pennsylvania, Being More Fully Described in a Deed Dated 10/09/2002 And Recorded 10/10/2002, Among The Land Records Of The County And State Set Forth Above, In Deed Volume 3002 And Page 249982, Tax Map Or Parcel Id No.: 42-11-546-2

ALSO DESCRIBED AS:

Note: See Below Legal Description from Deed Recorded Book 3002, Page 249982:

ALL the surface or right of soil of and in All That Certain Lot, Piece or Parcel of Land Situate in the City of Nanticoke, Luzerne County, Pennsylvania, Bounded and Described as Follows, To Wit:

BEGINNING at a Point at the Northwesterly Intersection of Noble and Fairchild Streets in Said City, The Same Being the Southeasterly Corner of Lot No. 218 on The Plot Lots Herein Mentioned;

THENCE Along the Line of Said Noble Street South 71 Degrees 12 Minutes West, 80 Feet to a corner;

THENCE North 18 Degrees 48 Minutes West, 71.50 Feet to a corner;

THENCE North 71 Degrees 12 Minutes East, 80 Feet to a corner on Fairchild Street;

THENCE Along the Line of Fairchild Street South 18 Degrees 48 Minutes East, 7.50 Feet to the Place of beginning.

CONTAINING 5,720 Square Feet of Land, More or Less.

BEING parts of Lots No. 217 and No. 218 of the Fairchild Addition to Nanticoke Boro.

TITLE TO SAID PREMISES VESTED IN Martin Ruminski, now deceased and Chester Ruminski, now deceased and Paula Shemanski deeded by Martin Ruminski, Executor of the Estate of Victoria Ruminski a/k/a Victoria C. Ruminski, deceased, Martin Ruminski, and Chester Ruminski and Paula Shemanski Dated: October 9, 2002 Recorded: October 9, 2002 Bk/Pg #: 3002/249982.

PROPERTY BEING KNOWN AS: 200-202 West Noble Street
Nanticoke, PA 18634

Being

PIN #: J7SW2 B11 L14

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: ESTATE OF MARTIN RUMINSKI, DECEASED C/O SHAWN RUMINSKI OR DEATRA RUMINSKI, KNOWN HEIRS, ESTATE OF CHESTER RUMINSKI, DECEASED C/O PAULA SHEMANSKI ADMINISTRATOR AND KNOWN HEIR, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF CHESTER RUMINSKI AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O PAULA SHEMANSKI, ADMINISTRATOR AND KNOWN HEIR, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF MARTIN RUMINSKI AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O SHAWN RUMINSKI OR DEATRA RUMINSKI, KNOWN HEIRS, DEATRA RUMINSKI, SHAWN RUMINSKI & PAULA SHEMANSKI INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF CHESTER RUMINSKI, DECEASED

PROPERTY ADDRESS: 200-202 WEST NOBLE ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: J7SW2 B11 L14

Seized and taken into execution to be sold as the property of ESTATE OF MARTIN RUMINSKI, DECEASED C/O SHAWN RUMINSKI OR DEATRA RUMINSKI, KNOWN HEIRS, ESTATE OF CHESTER RUMINSKI, DECEASED C/O PAULA SHEMANSKI ADMINISTRATOR AND KNOWN HEIR, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF CHESTER RUMINSKI AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O PAULA SHEMANSKI, ADMINISTRATOR AND KNOWN HEIR, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF MARTIN RUMINSKI AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O SHAWN RUMINSKI OR DEATRA RUMINSKI, KNOWN HEIRS, DEATRA RUMINSKI, SHAWN RUMINSKI, PAULA SHEMANSKI, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF CHESTER RUMINSKI, DECEASED AND THE UNITED STATES OF AMERICA in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania