

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3975/2018

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, FEBRUARY 06, 2026
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: U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS11

No. 201803975

FIRST TRACT: BEGINNING in the center of the public road leading from Wyoming to Dallas in line of land of Charles N. Harris; thence along land of said Charles N. Harris, North 34-1/2 degrees West seventy three (73) rods to a corner in line of land of Wesley Spencer; thence along said Wesley Spencer's lands North 29-1/2 degrees East Nineteen (19) rods to a corner in the line of land of William Anderson Estate; thence along land of said William Anderson Estate and lands of George Culver South 34-1/2 degrees East, eighty two and one half (82-1/2) rods to the center of the aforementioned public road; thence along the center of said public road to the place of beginning.

SECONG TRACT: BEGINNING at a corner in the center of the public road leading from Wyoming to Dallas in line of lands of George Culver; thence along line of said Culver's land North 34-1/2 degrees West sixty two (62) rods to a corner in the line of land of Wesley Spencer; thence along said Wesley Spencer's land North 29-1/2 degrees East nineteen (19) rods to a corner in line of lands of John C. Harris; thence South 34-1/2 degrees East seventy-two (72) rods to the center of the aforementioned public road; thence along the center of said public road to the place of beginning.

THIRD TRACT: BEGINNING at a point on lands of prior grantors on line on the Northern side of the public road leading from Dallas to Wyoming, Pennsylvania; thence along the Northern side of public road South 74 degrees West three hundred forty-seven (347) feet to a point of lands now or late of Frank S. Neyhard. Et ux.; thence North 08 degrees 15 minutes West six hundred forty seven (647) feet more or less to the line of land of Zeck; thence North 66 degrees 30 minutes East one hundred thirty four (134) feet to a point on line of lands of prior grantors; thence South 27 degrees East six hundred fifty six (656) to a point in the public road aforesaid, the place of beginning.

BEING the same premises which Donald B. Richelle by Deed dated October 14, 2005 and recorded in the Office of Recorder of Deeds of Luzerne County on December 05, 2003 at Book 3003, Page364877 granted and conveyed unto Donald B. Richelle.

PROPERTY BEING KNOWN AS 452 Mount Olivet Road, Wyoming, PA 18644

Being Luzerne County Tax Plate No. 35-D9 -00A-029-000 and PIN: 35D9 00A029000

PROPERTY ADDRESS: 452 MOUNT OLIVET RD, WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 35-D9 -00A-029-000

Seized and taken into execution to be sold as the property of DONALD B RICHELLE in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS11.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania