

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7524/2023

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, AUGUST 01, 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 writ of execution issued by plaintiff: U.S. Bank National Association
To case number: 202307524

ALL THAT CERTAIN piece of land situate in the Borough of Ashley, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner of Brown and Mary Streets;

THENCE south along the west line of Brown Street one hundred (100) feet to the land now or late of Isabelle Eddy;

THENCE west along line of said land forty-five (45) feet to Lot No. 4;

THENCE north along east line of said lot one hundred (100) feet to south side of Mary Street;

THENCE east along said Mary Street forty-five (45) feet to the place of beginning.

BEING the northerly part of Lot No. 2 in the block #2 on plot of lots laid out in Ashley Borough by the Lehigh and Wilkes-Barre Coal Company.

PIN# I9SE1-001-005

Property Address: 59 Mary Street, Wilkes Barre, PA 18706

Parcel ID: 01-I9SE1-004-005-000

Titled vested in Philip A. Raub by deed from Teberio Properties LLC dated May 9, 2007 and recorded on May 11, 2007 with the Luzerne County Recorder of Deeds as Book: 3007, Page: 125609 and Instrument Number: 5764391.

Being Luzerne County Tax Parcel Number and Pin Number: 01-I9SE1-004-005-000

Improvements Thereon Consist of: A Residential Dwelling

Seized and Taken in Execution as the Property of: Philip A. Raub

PROPERTY ADDRESS: 59 MARY ST, WILKES-BARRE, PA 18706

UPI / TAX PARCEL NUMBER: 01-I9SE1-004-005-000

Seized and taken into execution to be sold as the property of PHILIP A RAUB in suit of U.S. BANK NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
PADGETT LAW GROUP, P.A.
TALLAHASSEE, FL 850-422-2520

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania