

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1260/2019

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 a Writ of Execution Issued by: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

To: NO. 201901260

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Borough of Larksville, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the Northerly line of Buttonwood Street, said corner being South 60 degrees 10 minutes West, 180 feet from Set Stone No. 442 marking the center line of Chestnut Street and the Northerly line of Buttonwood Street; THENCE, along the Northerly line of said Buttonwood Street, South 78 degrees 28 minutes West, 100 feet to a corner; THENCE, along other lands of the Grantor herein, North 29 degrees 50 minutes West, 150 feet to a corner; THENCE, continuing along same, North 78 degrees 28 minutes East, 100 feet to a corner; THENCE, along lands of others, South 29 degrees 50 minutes East, 150 feet to a corner, the place of BEGINNING.

CONTAINING 0.31 acre, more or less, of surface, as shown outlined in red on map attached to that certain Deed recorded 10/24/1991 in BK 2400 PG 995 in the Luzerne County Recorder of Deeds Office.

TITLE TO SAID PREMISES VESTED IN Loretta R. Adams deeded by Darryl J. Adams and Loretta R. Adams, his wife Dated: October 11, 1991 Recorded: October 24, 1991 Bk/Pg #: 2400/995.

PROPERTY BEING KNOWN AS: 1 Morgan Terrace

Plymouth, PA 18651

Being

PIN #: H8S5 B8 L16

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Loretta R. Adams

PROPERTY ADDRESS: 1 MORGAN TERRACE, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: H8S5 B8 L16

Seized and taken into execution to be sold as the property of LORETTA R ADAMS in suit of U.S. 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