

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1257/2024

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, APRIL 10, 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 writ of execution issued by plaintiff:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION,
HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS2

To case number 202401257

ALL that certain lot of land situated in the city of Wilkes Barre, Luzerne County, and State of Pennsylvania, bounded and described as follows, to wit.

BEGINNING at corner on Jones street adjoining a lot now or late of F. Cull;

THENCE North 41 1/2 degrees east one hundred five and one-half (105 1/2) feet to corner;

THENCE South 48 1/2 degrees East fifty (50) feet to a corner;

THENCE South 41 1/2 degrees West one hundred five and one-half (105 1/2) feet to a corner on said Jones Street;

THENCE along said street, North 49 1/2 degrees west fifty (50) feet to the place of beginning. Containing 5,275 square feet of land, more or less.

Being Lot No. on plot recorded in the Recorder's Office of Luzerne County in Map Book 139, page 57.

Being the same premises conveyed to Stephan A. Olex, the Grantor herein, and Anna N. Olex, his wife, by deed dated September 20, 1952 and recorded in Luzerne County Deed Book 1174 Page 204. The said Anna N. Olex died February 11, 1992, thereby vesting title in the Grantor herein.

Subject to the same conditions, exceptions, conservations, restrictions, and easements as are contained in the chain of title.

AND the said Granter will warrant specially the property hereby conveyed

BEING KNOWN AS: 60 JONES ST WILKES BARRE, PA 18702

PROPERTY ID: 73-I9NE1-030-019-000

TITLE TO SAID PREMISES IS VESTED IN 60 JONES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY BY DEED FROM ANN F. LOUGHREY, DATED August 7, 2023 RECORDED August 15, 2023 IN BOOK NO. 3023 PAGE 149564

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 60 JONES ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE1-030-019-000

Seized and taken into execution to be sold as the property of ANN F LOUGHREY AND 60 JONES, LLC in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS2.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania