

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9599/2024

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, 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 writ of execution issued by plaintiff:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC.,
MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC5

To case number 202409599

ALL the surface or right of soil in and to all that certain lot, piece or parcel of land situate in the Fourteenth Ward of the City of Wilkes Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Southerly side of Andover Street, the same being a common corner of Lots 8 and 9 on plot of lots hereinafter mentioned; thence at right angles with said Street South forty-two degrees thirty minutes West (S. 42 degrees 30' W.) one hundred fifty (160.00) foot to a common corner of Lots 8, 9, 40 and 41 on said plot; thence along line of Lot 40 South forty-seven degrees thirty minutes East (S. 47 degrees 30' E.) twenty-five (25.00) feet to the middle of Lot 8; thence through the middle of said Lot 8 North forty-two degrees thirty minutes East (N. 42 degrees 30' E.) one hundred fifty (150.00) feet to Andover Street aforesaid; thence along Andover Street North forty-seven degrees thirty minutes West (N. 47 degrees 39' W.) twenty-five (25.00) feet to the place of beginning. BEING the Westerly one-half of Lot 8 on plot of lots known and designated as "Lockhart", which plot is recorded in the Office of the Recorder of Deeds of Luzerne County in Deed Book 181 at Page 7.

EXCEPTING AND RESERVING, however, coal and other minerals as fully as the same have been excepted and reserved heretofore in prior instruments forming the chain of title.

PIN NO. 19 NE4 26-17

Title to said premises is vested in CORINNE NUTAITIS

Property being known as: 295 ANDOVER ST, WILKES BARRE, PA 18702

Being Luzerne county tax parcel number and pin number: 73-I9NE4-026-017-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: CORRINE NUTAITIS

PROPERTY ADDRESS: 295 ANDOVER ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE4-026-017-000

Seized and taken into execution to be sold as the property of NUTAITIS, CORINNE A/K/A CORINNE MARY NUTAITUS, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF FRANK NUTAITIS A/K/A FRANK J. NUTAITIS AND THE UNITED STATES OF AMERICA in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC5.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania