

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11817/2023

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, JUNE 12, 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 TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-2, MORTGAGE BACKED NOTES

To case number 202311817

Lot #2

ALL THAT CERTAIN piece, parcel of lots Nos. 2 and 3 on Shoemaker Street, in the Borough of West Wyoming, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Shoemaker Street in a southerly side line of Shoemaker Street in the Borough of West Wyoming at a corner between Lots Nos. 2 and 3 of plot of lots formerly Yurek and Freedman & Dattner;

THENCE along line between Lots Nos. 2 and 3 South 31 degrees 40 minutes East one hundred fifty three feet (153) more or less to a point in line of Lot No. 1;

THENCE along the line between Lots Nos. 1 and 2 North 31 degrees 40 minutes West one hundred twenty-six (126) feet more or less to the southerly side line of Shoemaker Street.

THENCE along side line of Shoemaker Street by a curved line fifty-two (52) feet more or less to the place of beginning.

BEING Lot No. 2 of West Wyoming Borough Plot, formerly of Freedman & Dattner also Yurek.

Lot #3

ALL THAT CERTAIN piece, parcel of Lots Nos. 2 and 3 on Shoemaker Street, in the Borough of West Wyoming, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Shoemaker Avenue, being the new proposed road as laid out by the Borough of West Wyoming and also being in the dividing line between Lots Nos. 2 and 3;

THENCE along same South 31 degrees 40 minutes East about one-hundred fifty-three (153) feet to the side line of Lot No. 12;

THENCE along same North 58 degrees 20 minutes East about forty-five (45) feet to a point on Fourth Street;

THENCE along Fourth Street North 31 degrees 40 minutes West about one-hundred seventy-six (176) feet to the new proposed road and known as Shoemaker Avenue;

THENCE along Shoemaker Avenue the proposed new road about fifty (50) feet to a point being the place of beginning.

BEING Lot No. 3 as shown on map of plot of lots as surveyed for Freedman & Dattner in West Wyoming Borough, said map being recorded in the office of the Recorder of Deeds of Luzerne County, Pennsylvania, in Map Book No. 2, Page 245.

IT BEING THE SAME PREMISES which Georgia Nemetz, Single, by her deed dated January 27, 1993 and recorded February 9, 1993 in Luzerne County deed book 2447, page 304, granted and conveyed unto Peter B. Tyszko and Stanley E. Tyszko, and Jamie Tyszko, all single.

IT ALSO BEING THE SAME PREMISES which conveyed a Life Estate to Georgia Nemetz and remainder interest to Peter B. Tyszko, Stanley E. Tyszko and Jamie Tyszko, by deed dated July 13, 1990 and recorded in the Office of the Recorder of Deeds in and for Luzerne County in deed book 2355, page 131.

TOGETHER with all singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments, and appurtenances, to the same belonging or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof.

Title to said premises is vested in PETER B. TYSZKO, SINGLE

Property being known as: 548 SHOEMAKER AVE, WYOMING, PA 18644

Being Luzerne county tax parcel number and pin number: 66-E10NE3-001-027-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: PETER B. TYSZKO, SINGLE

PROPERTY ADDRESS: 548 SHOEMAKER AVE, WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 66-E10NE3-001-027-000

Seized and taken into execution to be sold as the property of TYSZKO, PETER A/K/A PETER B TYSZKO in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-2, MORTGAGE BACKED NOT.