SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10351/2025

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, DECEMBER 04, 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 National Association, Not in Its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust

To Case Number: 2025-10351

ALL THAT CERTAIN PIECE, parcel or lot of land or ground situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being Lot No. Ten (10) in Square No. One Thousand One Hundred Fifty-Three (1153) on The Plot or Plan of The Diamond Addition to said city, on the West Side of Alter Street between 15th and 16th Streets, and further bounded and described as follows, to wit:

BEGINNING at a point being the northwest corner of Alter and 15th Streets; Thence westwardly along the northern side of 15th Street, a distance of two hundred (200) feet to the eastern side of a twenty (20) foot wide alley; Thence northward a distance of thirty-two (32) feet to the southern line of Lot No. 9; Thence eastward along said Southern Line of Lot No. 9, a distance of two hundred (200) feet to the western side of Alter Street aforesaid; Thence southward along said western side of Alter Street, a distance of thirty-two (32) feet to a point, the point or place of beginning.

Containing six thousand four hundred (6,400) feet of land, strict measure.

BEING THE SAME PREMISES which Wayne P. Knelly and Judith L. Knelly, his wife, and Michael N. Brugger and Joan A. Brugger, His Wife. by Deed dated March 22, 2011 and recorded on March 22, 2011, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3011 at Page 49364. Instrument No. 5956573, granted and conveyed unto Anthony J. Lee.

The said Anthony J. Lee departed this life on or about November 28, 2020. Absent the probate of an Estate, title to the premises vested in Anthony R. Lee, Candra Beth Lee, Ellen Lee, Joseph T. Lee, Sondra Lee a.k.a Sondra Lindsey and James G. Lee as the known Surviving Heirs of Anthony J. Lee a.k.a Anthony Lee a.k.a Anthony J. Lee, Jr., Deceased, as well as the Unknown surviving heirs of Anthony J. Lee a.k.a Anthony Lee a.k.a Anthony J. Lee, Jr., Deceased.

The said James G. Lee departed this life, whereby his interest in the property vested in Dalton James Lee a.k.a James Dalton Lee a.k.a J. Dalton Lee, as known Surviving Heir of James G. Lee, Deceased, as well as the Unknown Surviving Heirs of James G. Lee, Deceased .

Property being known as 801 Lafayette Court, Hazelton, PA 18201

Being Luzerne County Parcel Identification Number 71-T8NW13-007-008-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Anthony J. Lee

PROPERTY ADDRESS: 801 LAFAYETTE COURT, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8NW13-007-008-000

Seized and taken into execution to be sold as the property of LEE, ANTHONY SURVIVING HEIR OF ANTHONY J. LEE A.K.A ANTHONY LEE A.K.A ANTHONY J LEE, JR DECEASED, LEE, CANDRA BETH SURVIVING HEIR OF ANTHONY J LEE A.K.A. ANTHONY LEE A.K.A ANTHONY J LEE, JR DECEASED, LEE, ELLEN SURVIVING HEIR OF ANTHONY J. LEE A.K.A ANTHONY LEE A.K.A ANTHONY J LEE JR DECEASED, LEE, JOSEPH T SURVIVING HEIR OF ANTHONY J LEE A.K.A ANTHONY LEE A.K.A ANTHONY J LEE, JR DECEASED, LEE, SONDRA A.K.A SONDRE LINDSEY, SURVIVING HEIR OF ANTHONY J LEE A.K.A ANTHONY LEE A.K.A ANTHONY J LEE JR, DECEASED, UNKNOWN SURVIVING HEIRS OF ANTHONY J LEE A.K.A ANTHONY LEE A.K.A ANTHONY J LEE JR DECEASED, LEE, DALTON JAMES A.K.A JAMES DALTON LEE A.KA. J DALTON LEE SURVIVING HEIR OF JAMES G LEE, DECEASED, HEIR OF ANTHONY J LEE A.K.A. ANTHONY LEE A.K.A ANTHONY J LEE JR DECEASED AND UNKNOWN SURVIVING HEIRS OF JAMES G LEE, DECEASED SURVIVING HEIR OF ANTHONY J LEE A.K.A ANTHONY LEE A.K.A ANTHONY J LEE JR DECEASED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

(c) CountySuite Sheriff, Teleosoft, Inc.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.