

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 372/2026

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 07, 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 TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC2

To case number 202600372

ALL that certain lot or piece of ground situate on the South side of Mine Street in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being part of Lot No. Two (2), Square No. Thirty (30) in the plan of said City of Hazleton, bounded and described as follows:

BEGINNING at a point on the South side of Mine Street for a distance of Thirty-three and One-third (33 1/3) feet Westwardly from the Southwest corner of Mine and Poplar Streets;

THENCE Westwardly along Mine Street for a distance of Thirty-two and One-third (32 1/3) feet to a point;

THENCE Southwardly in a line parallel with Poplar Street for a distance of Seventy-five (75) feet to a point;

THENCE Eastwardly in a line parallel with Mine Street for a distance of Thirty-two and One-third (32 1/3) feet to a point;

THENCE Northwardly in a line parallel with Poplar Street for a distance of Seventy-five (75) feet to the place of BEGINNING.

TOGETHER WITH AND UNDER AND SUBJECT TO the terms of a certain agreement and easement dated February 27, 1968 and recorded in Luzerne County Deed Book 1637, Page 939.

TOGETHER WITH and under and subject to all the rights, privileges, benefits, easements, obligations, conditions, restrictions, exceptions, reservations, terms and provisions contained in former deeds in the chain of title.

Title to said premises is vested in PORFIRIO MORA

Property being known as: 240 -242 E MINE ST, HAZLETON, PA 18201

Being Luzerne county tax parcel number and pin number: 71-T8SW34-002-010-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: PORFIRIO MORA

PROPERTY ADDRESS: 240-242 EAST MINE STREET, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8SW34-002-010-000

Seized and taken into execution to be sold as the property of PORFIRIO MORA in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC2.

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania