SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1307/2026

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, 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 Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, successor Trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE

To Case Number: 202601307

ALL the surface and right of soil only of and to the following lot, piece or parcel of land, situate, lying and being in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING on the Northerly side of Park Avenue and corner of Lot No. 17;

THENCE by said Avenue Westerly, twenty-four (24) feet to a corner;

THENCE at right angles to said Avenue Northerly one hundred and forty-seven (147) feet to an alley;

THENCE by said alley easterly twenty-four (24) feet to Lot No. 17 aforesaid;

THENCE by same Southerly one hundred and forty-seven (147) feet to Park Avenue, the place of beginning.

CONTAINING three thousand five hundred and twenty-eight square feet of land (3,528ft.)

BEING part of Lot No. 18 in Block No. 26 on plot of lots of the Lehigh & Wilkes-Barre Coal Company.

EXCEPTING AND RESERVING coal and other minerals to the extend the same are excepted and reserved in the chain of title.

BEING THE SAME PREMISES which The Secretary of Veterans Affairs an Officer of The United States of America by Deed dated April 12, 2006 and recorded on May 11, 2006, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3006 at Page 125368 and Instrument number 5701507, granted and conveyed unto Gillian Leach. The said Gillian Leach departed this life on or about March 26, 2026. Absent the probate of an estate, title now vests with known heirs, Andrew Leach, Bethann McDermott, John Leach and Kenneth Leach, as well as the Unkown Survicing Heirs of Gillian Keachm, deceased.

Being Known as 245 Park Avenue, Wilkes Barre, PA 18702

Parcel I.D. No. 73-13-1-750-4

PROPERTY ADDRESS: 245 PARK AVE, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-13-1-750-4

Seized and taken into execution to be sold as the property of LEACH, ANDREW SURVIVNG HEIR OF GILLIAN LEACH, DECEASED, MCDERMOTT, BETHANN SURVIVING HEIR OF GILLIAN LEACH, DECEASED, LEACH, JOHN SURVIVING HEIR OF GILLIAN LEACH, DECEASED, LEACH, KENNETH SURVIVING HEIR OF GILLIAN LEACH, DECEASED AND UNKNOWN SURVIVING HEIRS OF GILLAIN LEACH, DECEASED in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE.

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.