SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3904/2024

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:

AT 12:00 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, US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

To Case Number: 2024-03904

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Courtdale, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

EASTERLY by Morgan Street, Southerly by land of Myerhefer; Westerly by lands of Lawrence Myers and Northerly by lands of E.F. Payne, having a frontage of forty (40) feet on Morgan Street and extending between parallel lines to a depth of one hundred thirty (130) feet.
SUBJECT to all exceptions, reservations and conditions as are contained in former deeds in line of title.

BEING THE SAME PREMISES which Emma A. Pembleton, widow by Deed dated August 18, 2005 and recorded on September 9, 2005, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3005 at Page 232077, as Instrument No. 20055657253, granted and conveyed unto Emma A. Pembleton, widow and Steven S. Pembleton, a single man, as joint tenants with the right of survivorship. The said Emma A. Pembleton departed this life on or about July 7, 2015, where, by operation of law, title bested solely in Steven S. Pembleton.

Property being known as 208 Cooper Street, Courtdale, PA 18704

Being Luzerne County Parcel Identification Number 07-G9S2-005-011-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Emma A. Pembleton, widow and Steven S. Pembleton, a single man, as joint tenants with the right of survivorship

PROPERTY ADDRESS: 208 COOPER ST, COURTDALE, PA 18704

UPI / TAX PARCEL NUMBER: 07-G9S2-005-011-000

Seized and taken into execution to be sold as the property of STEVEN S PEMBLETON in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

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.