SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3470/2026

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, FEBRUARY 05, 2027
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:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

To case number 202603470

ALL that certain piece, parcel or lot of land situate in the City of Wilkes-Barre, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northwest side of Carey Avenue, also corner of land now or late of P.F. Collins;

THENCE by said Collins land in a Northwesterly direction One-Hundred Seventy-three (173) feet to an alley;

THENCE by said alley in a Northeasterly direction Twenty-five (25) feet to land of the Wilkes-Barre School District;

THENCE along the line of said Carey Avenue in a Southwesterly direction Twenty-five (25) feet to the place of beginning.

CONTAINING 4,325 square feet of land more or less.

BEING the same premises conveyed to Stephen P. Moss and Mary Beth A. Moss, his wife, by Deed of Alexander Sicherman, AKA Alex Sicherman and Sylvia Sicherman, his wife, dated March 27, 1987 and recorded in the Luzerne County Recorder of Deeds on April 10, 1987 at Deed Book 2227 Page 305.

Title to said premises is vested in Maureen Stinson

Property being known as: 105 CAREY AVE, WILKES BARRE, PA 18702

Being Luzerne county tax parcel number and pin number: H95E4-B031-L029

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: Maureen Stinson

PROPERTY ADDRESS: 105 CAREY AVE, WILKES-BARRE, PA 18702

UPI / TAX PARCEL NUMBER: H95E4-B031-L029

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

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.