

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7979/2022

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 04, 2023
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.

ALL that certain lot, piece or parcel of ground being designated as Lot No. 2 on the Map of Land as surveyed for Rolando and Olga Palacios and Luis and Cristina Michelucci by Dennis B. Evans, dated May 19, 1993, and recorded in Luzerne County Map Book 98, Page 26, said parcel being a part of Lot No. Eight (8) in Square No. Fifty- Eight (58) on the map or plan of Borough of West Hazleton, bounded and described more particularly as follows, to wit:

BEGINNING at an iron pin corner in the easterly line of Broad Street said point being one hundred one and eighty-eight-one-hundredths (101.88) feet south from the south east corner of Broad Street and Madison Street said point being a common corner of Lots Nos. 1 and 2 on the Plot of Lots known as the Michelucci hereinafter referred to:

THENCE along the division line between Lots Nos. 1 and 2 the following (2) courses and distances: (1) North 76°6' East sixty-five and eight one-hundredths (65.08) feet to a point; (2) North 76°4' East eight-four and ninety-three one-hundredths (84.93) feet to an iron pin corner said corner being in the westerly line of Bee Alley;

THENCE along Bee Alley South 13°18' East eighteen and sixty one-hundredths (18.60) feet to an iron pin corner said being the northeasterly corner of land now or formerly of Russell and Doris Nussbaum.

THENCE along the land now or formerly of Russell and Doris Nussbaum South 76°42" West one hundred fi y and no hundredths (150.00) feet to an iron pin corner said corner being in the easterly line of Broad Street;

THENCE along Broad Street North 13°18' West eighteen and twelve one-hundredths (18.12) feet to the PLACE OF BEGINNING.

CONTAINING (2,775) square feet of land, being the same, more or less.

BEING the same premises which Cristina S. Michelucci by Deed dated 02/24/2005 and recorded in the Office of Recorder of Deeds of Luzerne County on 03/04/2005 at Book 3005, Page 50196 granted and conveyed unto Madeline F. Uhre.

PROPERTY BEING KNOWN AS 129 North Broad Street, West Hazleton, PA 18201
Being Luzerne County PIN: 63-T7SE2 -003-030-000

IMPROVEMENTS thereon consist of: Residential Real Estate

PROPERTY ADDRESS: 129 NORTH BROAD ST, WEST HAZLETON, PA 18202

UPI / TAX PARCEL NUMBER: 63-T7SE2 -003-030-000

Seized and taken into execution to be sold as the property of EDWARD UHRE AND MADELINE F UHRE in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania