

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 1474/2023

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, JUNE 14, 2024**  
**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.

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By virtue of a Writ of Execution issued by: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

To: No. 2023-01474

ALL the surface or right of soil of those two certain lots, pieces or parcels of land situate in the Borough of West Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a corner on Race Street (formerly Vine Street), also a corner of lands now or late of Lewis Jones, et. ux.;

THENCE along said last mentioned lands, South 33 1/2 degrees East, sixty (60) feet from corner of land now or late of J. B. Shiffer; THENCE along said land now or late of J. B. Shiffer, North 56 3/4 degrees East, forty (40) feet to a corner of land now or late of Hannah L. Jenkins;

THENCE along said land now or late of Hannah L. Jenkins, North 33 1/2 degrees West, sixty (60) feet to a corner on Race Street aforesaid; and THENCE along Race Street, South 56 3/4 degrees West, forty (40) feet to the place of beginning. CONTAINING two thousand four hundred (2,400) square feet of land, more or less.

THE SECOND THEREOF: BEGINNING at a corner on Race Street (formerly Vine Street) one hundred ten (110) feet from Montgomery Street; THENCE along land now or late of Lydia K. Jones, South 33 1/4 degrees East, sixty (60) feet to a corner of land now or late of J. B. Shiffer; THENCE along said land now or late of J. B. Shiffer, North 56 3/4 degrees East, twenty-eight (28) feet to a corner of land now or late of Jonathan O'Neill (described above); THENCE along said last mentioned land North 33 1/4 degrees West, sixty (60) feet to a corner on Race Street aforesaid; and THENCE along Race Street, South 56 3/4 degrees West, twenty-eight (28) feet to the place of beginning.

CONTAINING one thousand six hundred eighty (1,680) square feet of land, more or less. SUBJECT to all of the reservations and conditions as are contained in previous deeds in line of title herein. BEING the same premises which were conveyed to Mary Patricia Rozycki by Deed from Mary Patricia Rozycki, widow, recorded in the Office for the Recording of Deeds in and for the County of LUZERNE in Deed Book Volume 2506, page 510.

Title to said estate or interest at the date hereof is vested in: Stephanie L. Irace, unmarried, her heirs, successors and assigns by deed from Mary Patricia Rozycki, widow dated 05/09/2003 and recorded with Luzerne County Recording Office on 05/12/2003 in Book 3003, Page 126861.

PROPERTY BEING KNOWN AS 327 Race St, West Pittston, PA 18643

Being Luzerne County Tax Plate No 65-2-637-7 and PIN: 65-E11NE4-005-003-000

IMPROVEMENTS thereon consist of: Residential Real Estate  
Seized and taken in execution as the property of: Stephanie L. Irace  
PROPERTY ADDRESS: 327 RACE ST, WEST PITTSTON, PA 18643  
UPI / TAX PARCEL NUMBER: 65-E11NE4-005-003-000

**Seized and taken into execution to be sold as the property of STEPHANIE L IRACE in suit of U.S. BANK TRUST  
NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2  
ACQUISITION TRUST.**

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

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania