

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8119/2023

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.

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

To Case Number: 202308119

ALL THAT CERTAIN lot of land situate in Butler Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner, being the Northwest corner of the Harry Cook 123.97 tract;

THENCE South six (6) degrees five (5) minutes West nine hundred and ninety-six and sixty-six one hundredths (996.66) feet to a point, intersecting the Western side of the Wilkes-Barre and Hazleton State Highway and being thirty (30) feet West of the center line of said highway;

THENCE South ten (10) degrees thirty-seven (37) minutes East fifteen hundred and eighteen and thirty-two one hundredths (1518.32) feet to a point;

THENCE South seventy-nine (79) degrees twenty-three (23) minutes West two hundred feet to a point, THE PLACE OF BEGINNING, being the Northwest corner of Lot 17 (West side) and being the Northeast corner of the lots hereby conveyed;

THENCE continuing South seventy-nine (79) degrees twenty-three (23) minutes West two hundred (200) feet to a point;

THENCE South ten (10) degrees, thirty-seven (37) minutes East one hundred and twenty (120) feet to a point;

THENCE North seventy-nine (79) degrees twenty-three (23) minutes East two hundred (200) feet to a point;

THENCE North ten (10) degrees thirty-seven (37) minutes West one hundred and twenty (120) feet to a point, the place of beginning.

BEING THE SAME PREMISES which Pearl G. Garbrick, by her Agent/Attorney-in-Fact, Peter Yarnell, by Power-of-Attorney dated November 9, 2000, by Deed dated November 16, 2005 and recorded on November 18, 2005, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3005 at Page 312452, as Instrument No. 20055671341, granted and conveyed unto Charles R. Rolls and Sandra W. Rolls. The said Sandra W. Rolls departed this life on or about May 15, 2016, vesting title to Charles R. Rolls by operation of law. The said Charles R. Rolls departed this life on or about September 1, 2019. Decedent's estate has been raised and Jennifer Cole has been appointed as Administratrix of the Estate of Charles R. Rolls under File No. 40-19-2061 filed with the Luzerne County Register of Wills. Whereby operation of law,

title vests in Jennifer Cole, Administratrix of the Estate of Charles R. Rolls.

Property being known as 424 North Hunter Highway, Drums, PA 18222

Being Luzerne County Parcel Identification Number 06-P8S3-005-016

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Charles R. Rolls, Deceased

PROPERTY ADDRESS: 424 NORTH HUNTER HIGHWAY, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-P8S3-005-016

Seized and taken into execution to be sold as the property of COLE, JENNIFER ADMINISTRATRIX OF THE ESTATE OF CHARLES R. ROLLS in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania