

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6867/2023

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 C/O U.S. BANK TRUST NATIONAL ASSOCIATION
To case number 202306867

All those certain lots or pieces of ground situate in Nanticoke City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a point in the northerly right-of-way line of West Ridge Street, at a point common of both lots 59 and 60 of the Wormser plot of lots, formerly Fairchild's plot of lots and recorded in Luzerne County Map Book 1 at Page 15;

THENCE along the northerly right-of-way line of West Ridge Street North 71 degrees 12 minutes 00 seconds west 20.00 feet to a point;

THENCE through Lot 59 North 18 degrees 35 minutes 23 seconds west 100.00 feet to a point in the southerly right-of-way of a ten (10') foot wide alley;

THENCE along the southerly right-of-way line of said ten (10') wide alley, north 71 degrees 12 minutes 00 seconds east 20.00 feet to a point common to Lots 59 and 60;

THENCE along the line of Lots 59 and 60 south 18 degrees 35 minutes 23 seconds east 100.00 feet to the place of beginning.

CONTAINING 2000.00 square feet 0.046 acres of land, be the same more or less.

BEING the easterly half of lot numbered fifty-nine (59) on Wormser's plot of lot sin the City of Nanticoke, formerly the Fairchild's plot of lots and recorded in Luzerne County Map Book 1, at Page 15.

THE SECOND THEREOF:

BEGINNING at a point in the northerly right of way line of West Ridge Street, said point being south 71 degrees 12 minutes 00 seconds west 5.00 feet from the line common to Lots 58 and 59 of the Wormser plot of lots formerly Fairchild's plot of lots and recorded in Luzerne County Map Book 1 at Page 15;

THENCE along the northerly right-of-way line of West Ridge Street, North 71 degrees 12 minutes 00 seconds east 25.00 feet to a point in the line front of Lot 59;

THENCE through Lot 59 north 18 degrees 35 minutes 23 seconds west 100.00 feet to a point in the southerly right-of-way line of a ten (10') foot wide ally;

THENCE along said alley south 71 degrees 12 minutes 00 seconds west 25.00 feet to a point;

THENCE though Lot 58 south 18 degrees 35 minutes 23 seconds east 100.00 feet to the place of beginning.

CONTAINING 2500.00 square feet or 0.0574 acres of land, be the same more or less.

BEING the easterly 5 feet of Lot 58 and the westerly 20 feet of Lot 59 on Wormer's plot of lots in the City of Nanticoke, formerly the Fairchild's plot of lots and recorded in Luzerne County Map Book 1, at Page 15.

Title to said premises is vested in MATTHEW MOLSKI

Property being known as: 126 W RIDGE STREET NANTICOKE, PA 18634

Being Luzerne county tax parcel number and pin number: 42-J7SW2-008-028-000

Improvements thereon consist of: RESIDENTIAL PROPERTY
Seized and taken in execution as the property of: MATTHEW MOLSKI
PROPERTY ADDRESS: 126 W RIDGE ST, NANTICOKE, PA 18634
UPI / TAX PARCEL NUMBER: 42-J7SW2-008-028-000

Seized and taken into execution to be sold as the property of MATTHEW MOLSKI in suit of 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.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania