

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7276/2022

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, 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 202207276

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF DALLAS, COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE WESTERLY SIDE OF WOODCLIFF ROAD, SAID POINT BEING COMMON TO REVISED LOTS NOS. 80A AND 82A ON A RE-ALLOTMENT OF SECTIONS OF GOSS MANOR PREPARED BY FRANK SHEVROCK, REGISTERED ENGINEER, AND ABOUT TO BE RECORDED; THENCE ALONG THE LINE DIVIDING LOTS NOS. 80A AND 82A SOUTH 60 DEGREES 2 MINUTES WEST, A DISTANCE OF ONE HUNDRED TWENTY-ONE (121) FEET TO A POINT; THENCE ALONG THE REAR LINE OF REVISED LOT NO. 82A SOUTH 29 DEGREES 58 MINUTES EAST, A DISTANCE OF ONE HUNDRED (100) FEET; THENCE ALONG THE LINE DIVIDING REVISED LOTS NOS. 82A AND 84A NORTH 60 DEGREES 2 MINUTES EAST, A DISTANCE OF ONE HUNDRED TWENTY-ONE (121) FEET TO A POINT ON WOODCLIFF ROAD; THENCE ALONG THE WESTERLY SIDE OF WOODCLIFF ROAD NORTH 29 DEGREES 58 MINUTES WEST, A DISTANCE OF ONE HUNDRED (1000 FEET TO THE PLACE OF BEGINNING. BEING REVISED LOT NO. 82A ON THE ABOVE MENTIONED PLOT. BEING PARTS ON OLD LOTS NOS. 81A AND 82A, SECTION A, ON THE PLOT OF GOSS MANOR SECTION AS RECORDED IN LUZERNE COUNTY MAP BOOK NO. 2, PAGE 334.
SUBJECT TO COAL AND MINERAL RIGHTS PREVIOUSLY CONVEYED OR RESERVED AND TO RIGHTS OF WAY, EXCEPTIONS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN PRIOR INSTRUMENT OF RECORD, BUT ARE NOT RE-IMPOSED HEREBY.

Title to said premises is vested in AMY BURKE; EUGENE J BURKE, HUSBAND AND WIFE
Property being known as: 15 WOODCLIFF DRIVE DALLAS, PA 18612
Being Luzerne county tax parcel number and pin number: 10-D8S1-005-004
Improvements thereon consist of: RESIDENTIAL PROPERTY
Seized and taken in execution as the property of: AMY BURKE; EUGENE J BURKE
PROPERTY ADDRESS: 15 WOODCLIFF DRIVE, DALLAS, PA 18612
UPI / TAX PARCEL NUMBER: 10-D8S1-005-004

Seized and taken into execution to be sold as the property of AMY BURKE AND EUGENE J BURKE 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

(c) CountySuite Sheriff, Teleosoft, Inc.

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania