

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11848/2022

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, APRIL 04, 2025
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 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

No. 202211848

ALL that certain piece, parcel or of land situate in the Borough of White Haven, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Buffalo Street at a point, which said point is also the southeast corner of Lot 53 on Buffalo Street in the Plan or Plot of White Haven Borough;

THENCE North zero degrees thirty-three minutes West (N00° 33'W) a distance of one hundred twenty-two and thirty-six hundredths (122.36') feet to an iron pin;

THENCE North eighty-nine degrees twenty-seven minutes West (N89° 27' W) a distance of forty (40') feet to an iron pin;

THENCE South zero degrees thirty-three minutes East (S00° 33' E) a distance of one hundred twenty-two and thirty-six hundredths (122.36') feet to a point;

THENCE along said Buffalo Street South eighty-nine degrees twenty-seven minutes West (S89° 27"W) a distance of forty (40') feet to the place of BEGINNING.

CONTAINING four thousand eight hundred ninety-four (4,894) square feet, more or less.

SAID PARCEL is described as Parcel No. 2 on the final sub-division plan of Dianne N. and Wilmer K. George, which was dated April 18, 1989 and recorded in the Recorder of Deeds Office for Luzerne County on November 29, 1989, a copy of which is attached to prior deed.

THIS PARCEL is also known as 435 Buffalo Street, Borough of White Haven, County of Luzerne, Pennsylvania.

BEING the same premises derived from the southerly portion of Lot 51 on Buffalo Street in the Plan or Plot of White Haven Borough.

BEING the same premises granted and conveyed unto the Grantor herein by Deed dated September 23, 2004, recorded in the Office of the Recorder of Deeds in and for Luzerne County in Record Book 3004 at Page 284565.

BEING also the same premises which is the subject matter of a corrective deed from Grantor to herself, dated May 9, 2006, recorded in the office of the recorder of Deed in and for Luzerne County, in Record Book 3006 at Page 167398.

BEING the same premises which Michelle D. Bridge by Deed dated August 15, 2006 and recorded in the Office of Recorder of Deeds of Luzerne County on August 16, 2006 at Book 3006, Page 222819 granted and conveyed unto Mario Lavariega and Vanessa Lavariega.

PROPERTY BEING KNOWN AS 435 Buffalo St, White Haven, PA 18661

Being Luzerne County Tax Plate No. 68-1-405 and PIN: 68-P12NW1-031-005-000

IMPROVEMENTS thereon consist of: Residential Real Estate__

Seized and taken in execution as the property of: Mario Lavariega and Vanessa Lavariega

PROPERTY ADDRESS: 435 BUFFALO ST, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 68-P12NW1-031-005-000

Seized and taken into execution to be sold as the property of MARIO LAVARIEGA AND VANESSA LAVARIEGA 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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania