

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 68/2024

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:

THURSDAY, JUNE 05, 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 writ of execution issued by plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

To case number 202400068

All that certain lot or piece of ground situate in Nanticoke City, County of Luzerne, Commonwealth of Pennsylvania, known generally as 33 West Noble Street, Nanticoke, Luzerne County, PA 18643, bounded and described as follows, to wit:

BEGINNING at the northwesterly corner of Lot No. 422 on the southerly side of Noble Street in said city, 250 feet westerly from the southwest corner of the intersection of Noble and Market Streets on the plot of lots hereinafter mentioned:

THENCE along the line of said Noble Street, North seventy one (71) degrees twelve (12) minutes West, twenty five (25) feet to a corner;

THENCE through the middle of Lot No. 421, South eighteen (18) degrees forty eight (48) minutes East, one hundred thirty (130) feet to a corner on a fifteen (15) foot alley;

THENCE along the line of said alley, North seventy one (71) degrees twelve (12) minutes East, twenty five (25) feet to a corner of Lot No. 422;

THENCE along the line of Lot No. 422, North eighteen (18) degrees forty eight (48) minutes West, one hundred thirty (130) feet to the place of beginning.

CONTAINING 3,250 square feet of land, more or less.

BEING the easterly half of Lot No. 421 of plot of lots laid out by the Susquehanna Coal Company and recorded in Luzerne County Deed Book No. 265, at Page 1.

Title to said premises is vested in SARAH J. BALL AND BRIAN D. BALL, HER HUSBAND

Property being known as: 33 W NOBLE STREET NANTICOKE, PA 18634

Being Luzerne county tax parcel number and pin number: 42-J7SE1-027-08A-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: SARAH J. BALL; BRIAN D. BALL

PROPERTY ADDRESS: 33 W NOBLE ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE1-027-08A-000

Seized and taken into execution to be sold as the property of SARAH J BALL AND BRIAN D BALL in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania