# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 11217/2023**

**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, FEBRUARY 05, 2027
**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.**

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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 202311217

Legal Description

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of White Haven, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point on Ash Street, said point being the Northwest corner of Lot No. 33 on plot of lots herein after referred to said lot being now or formerly owned by Arthur Meixwell;

THENCE at right angles to said Ash Street, South five (5) degrees, twenty-five (25) minutes East, one hundred and fifty (150) feet to Lehigh Street;

THENCE South eighty-four (84) degrees thirty-five (35) minutes West on a line parallel to said Ash Street, forty (40) feet to the Southeast corner of Lot No. 37 on said plot;

THENCE along line of said Lot No. 37, North five (5) degrees, twenty-five (25) minutes West, one hundred fifty (150) feet to Ash Street aforesaid; and

THENCE along said Ash Street, North eighty-four (84) degrees thirty-five (35) minutes East fourty (40) feet to the Northwest corner of Lot No. 33 the place of BEGINNING.

BEING Lot No. 35 on plot of town lots laid out in the Borough of White Haven by the Lehigh Coal and Navigation Company.

TOGETHER will all improvements located thereon.

TOGETHER WITH AND UNDER AND SUBJECT TO all the rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms and provisions contained in former deed in the chain of title.

Title to said premises is vested in: Shawn M. Albee and Michele M. Tessitore
Property being known as: 405 LEHIGH STREET WHITE HAVEN, PA 18661
Being Luzerne county tax parcel number and pin number: 68-P12NW4-008-008-000
Improvements thereon consist of: RESIDENTIAL PROPERTY
Seized and taken in execution as the property of: Shawn M. Albee and Michele M. Tessitore
MICHELE M. TESSITORE IS DECEASED, DATE OF DEATH IS MARCH 30, 2014

PROPERTY ADDRESS: 405 LEHIGH ST, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 68-P12NW4-008-008-000

**Seized and taken into execution to be sold as the property of ALBEE, SHAWN, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF MICHELE M. TESSITORE, R.A., A MINOR, IN HIS CAPACITY AS HEIR OF MICHELE M. TESSITORE, A.A., A MINOR, IN HER CAPACITY AS HEIR OF MICHELE M. TESSITORE AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHELE M. TESSITORRE in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.**

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

**GENESIS C. ARIAS, Sheriff**
**LUZERNE COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.