SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5122/2023

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, DECEMBER 04, 2026
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 Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust

To case number 2023-05122

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

BEGINNING at a point in the northerly line of the public road leading from Lehman to Huntsville, this point also marking the boundary between lots 7 and 8 in Block A on plot of lots for C. W. Frantz, as prepared by Charles E. Cook, June 1924; thence along the boundary line of lots 7 and 8 North 8° 14' East one hundred eighty (180) feet to a corner; thence along the boundary line of lot 7 and other lands of Frantz South 81° 45' East a distance of sixty (60) feet to a corner common to lots 7 and 6; thence along the boundary line of lots 7 and 6 South 8° 14' West a distance of one hundred eighty (180) feet to the line of the public road aforesaid; thence along said public road North 81° 45' West a distance of
sixty (60) feet to the place of beginning.

BEGING Lot No. 7 on plot of lots above referred to and the same premises described in deed of Charles P. Krick, Trustee for John A. Kulina, Jr. and Joseph F. Kulina, individually and trading and doing business as Kulina Brothers, to B. W. Davis dated March 20, 1934 and recorded in Luzerne County Deed Book No. 733, page 486, and designated as "The Third Thereof".

BEING the same premises by deed from Myrtle Rozelle and Raymond M. Rozelle, her husband, dated 10/21/1969 and recorded 11/03/1969 in Book 1680, Page 814 of the Official Records of the Luzerne County Recorder of Deeds conveyed to Edward Wallo and Carol Wallo, his wife, in fee.

Upon the death of Edward Wallo, title vested in Carol Wallo and upon the death of Carol Wallo, title vested in Unknown heirs, successors, assigns, devisees and all persons, firms, associations claiming right, title or interest from or the Estate of Carol Wallo, deceased owner and mortgagor.

BEING known as: 1372 Old Route 115, Dallas, PA 18612

Being Luzerne County tax parcel number and pin number: 40F7S2 002003000

Improvements thereon consist of: residential dwelling.

Seized and taken in execution as the property of: Unknown heirs, successors, assigns, devisees and all persons, firms, associations claiming right, title or interest from or the Estate of Carol Wallo, deceased owner and mortgagor.

PROPERTY ADDRESS: 1372 OLD ROUTE 115, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 40F7S2 002003000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, DEVISEES AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR THE ESTATE OF CAROL WALLO, DECEASED OWNER AND MORTGAGOR in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST.

Attorney for the Plaintiff:
ALBERTELLI LAW
MOUNT LAUREL, NJ 856-724-1888

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.