SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2912/2017

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.

ALL that certain lot, piece or parcel of land situated in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point at the Southeasterly corner of High Meadow Drive and Butler Drive, (also known as Township Route No. 429), being the Southwesterly corner of Lot No. 32 on the Plot of Lots of High Meadow herein after referred to and being recorded in the Office of the Recorder of Deeds in Luzerne County Map Book 85, Pages 62-63-64;

THENCE along the Southerly line of Butler Drive (also known as Township Route No. 429) North 67 ° 38' 45" East One Hundred Fifty and No hundredths (150.00) feet to a point, being the Northwesterly corner of land now or formerly of Herbert Wenner;

THENCE along the Westerly line of land now or formerly of Herbert Wenner South 22 ° 47' 34" East One Hundred and No hundredths (100.00) feet to a point, being a common corner of Lots Nos. 31 and 32;

THENCE along the division line between Lots Nos. 31 and 32 South 67 ° 38' 45" West One Hundred Fifty and Seventy-seven hundredths (150.77) feet to a point in the Easterly line of High Meadows Drive;

THENCE along the Easterly line of High Meadow Drive North 22 ° 21' 15" West One Hundred and No hundredths (100.00) feet to the place of beginning.

CONTAINING (0.345) acres of land, being the same, more or less.

BEING all of Lot No.32 on Plot of Lots known as High Meadows.

Property Address: 32 High Meadows Drive, a/k/a 2 High Meadow Drive, a/k/a 32 High Meadow Drive, Drums, PA 18222
Parcel ID: 06R7S4 002051000
BEING the same premises conveyed to Michael S. Kishbaugh and Debra I. Kishbaugh, his wife, by Deed from John A. Yeagley and Kari A. Yeagley, his wife, dated October 28, 2005, and recorded on November 1, 2005, in the Office of the Recorder of Deeds of Luzerne County, Pennsylvania, at Record Book 3005, Page 290597 and Instrument Number 5667402.

PROPERTY ADDRESS: 32 HIGH MEADOWS DR, A/K/A 2 HIGH MEADOW DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06R7S4 002051000

Seized and taken into execution to be sold as the property of MICHAEL S KISHBAUGH AND DEBRA KISHBAUGH in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF III ACQUISITION TRUST.

Attorney for the Plaintiff:
PADGETT LAW GROUP, P.A.
TALLAHASSEE, FL 850-422-2520

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.