

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6738/2022

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:

**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 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

To: No. 202206738

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

BEGINNING at a point on the southerly side of State Highway 177 said point being the dividing line of Lots 19 and 20 on plot hereinafter referred to;

THENCE along said road, North 55 degrees 54 minutes East one hundred (100) feet;

THENCE South 34 degrees 6 minutes East two hundred (200) feet; THENCE South 55 degrees 54 minutes West one hundred (100) feet to a point;

THENCE North 34 degrees 6 minutes West two hundred (200) feet to a point, the place of beginning.

BEING the same premises which Jason F. Killian and Juliann Ginthner, now by marriage Juliann Killian, his wife by Deed dated 02/12/1991 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/26/1991 at Book 3001, Page 207729 granted and conveyed unto Jason F. Killian and Juliann Killian, his wife.

PROPERTY BEING KNOWN AS RR 5 Box 57 Country Club Road, Dallas, PA 18612

Being Luzerne County Tax Plate No. 10-521-3-D2-1-D6-2 and PIN: 10-D7S2 -001-018-000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Jason F. Killian and Juliann Killian

PROPERTY ADDRESS: RR5 BOX 57 COUNTRY CLUB RD, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 10-521-3-D2-1-D6-2

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

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Attorney for the Plaintiff:  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania