

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2467/2024

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:

**FRIDAY, DECEMBER 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.

ALL that certain piece or parcel of land situated in the Borough of Forty Fort, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on a southerly side of Butler Street at a corner common to land now or formerly of Samule and Leslie Ann Marranca;  
THENCE south 4° 53' West, 149.00 feet along said land to a corner in line of land now or formerly of the Oppenheimer Landmark Properties;  
THENCE South 85° 07' East, 60.00 feet along said land to a corner common to land of Louise Carey;  
THENCE North 4° 53' East, 149.00 feet along said land to a corner on the southerly side of Butler Street;  
THENCE North 85° 07' West, 60.00 feet along said street to the point of beginning.

CONTAINING 8,940 square feet.

BEING the same premises which Margie Miller by Deed dated February 1, 2006 and recorded in the Office of Recorder of Deeds of Luzerne County on February 10, 2006 at Book 3006, Page39231 granted and conveyed unto Margie Miller. Margie Miller Departed this life on March 6, 2023.

IMPROVEMENTS thereon consist of: Residential Real Estate

PROPERTY ADDRESS: 39 BUTLER ST, FORTY FORT, PA 18704

UPI / TAX PARCEL NUMBER: 21-G10NW4-013-006-000

Seized and taken into execution to be sold as the property of KOVALESKI, BENJAMIN SOLELY IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF MARGIE MILLER A/K/A MARGIE E MILLER, DECEASED 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:  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

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