

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9820/2023

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:

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 2023-09820

ALL that certain piece or parcel of land situate in the Township of Dorrance, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner along lands now or formerly owned by Samuel Nelson Scow:

THENCE along land of the same the following courses and distances: South eighty degrees West (S.80° W.). 15.2 perches to a stone corner;

THENCE South eighty-five and three-fourths Degrees West (S.85-3/4° W.) 39.8 perches to a stone planted for a corner of lands belonging to or formerly owned by the Guildins Estate;

THENCE along lands of the same South four and one-fourth degrees West (S. 4-1/4° W.) perches to a post planted for a corner on line of lands now or formerly of V.F. Heller, the warrantee name being Jacob Sternback;

THENCE along said Heller line North eighty-five and three-fourths degrees East (N. 85-3/4° E.) 53.5 perches to a post being a Corner of land now or formerly of John Peters;

THENCE along said Peters line and line of land formerly owned by Franklin C. Stair North four and one-fourth degrees East (N. 4-1/4° E.) 159 perches to the place of beginning.

CONTAINING 50 acres of land being the same, more or less.

ALSO, a private road from said First Station North eighty degrees East (N. 80° E.) 50 perches to the middle of the Public Road alone lands now or formerly of Samuel Nelson.

EXCEPTING and RESERVING out of the above-described land two parcels heretofore conveyed by two deeds of William A. Evans, now deceased, the first thereof being forty-seven (47) acres, by deed dated March 20, 1926 and recorded in Luzerne County Deed Book No. 641, page 54. to Stephen Lukachik, et ux. and the second thereof being one (1) acre, by deed dated December 1925, and recorded in Luzerne County Deed Book No. 634, page 371 to Stanley B. Krajewski, et ux.

BEING the same premises conveyed to JOHN F. ZABINSKI and CATHERINE W. ZABINSKI, from August Hennings and Caroline Hennings, dated the 1st day of December, 1965, and recorded in the office of the Recorder of Deeds in and for Luzerne County in Deed Book Vol. 1583 at Page 219 et seq. The said Catherine W. Zabinski predeceased the male Grantor herein and by operation of law all right, title and interest vested in the male Grantor herein. IT IS THE EXPRESS INTENTION of this conveyance to vest a life estate in the male Grantee herein, JOHN F. ZABINSKI, with the remainderman interest in the male female Grantees herein, Joseph N.J. Wint and Janet Leigh F. Wint, ex ux.

THIS IS A CONVEYANCE FROM PARENT TO PARENT AND CHILD

SUBJECT to the same restrictions, reservations, covenants, privileges, exceptions, easements, limitations and conditions as the same appear in the chain of title.

Excepting and reserving any and all adverse conveyance as found within this chain of title

Title to said premises is vested in JOSEPH N. WINT SR A/K/A JOSEPH N.J. WINT; JANET L. WINT A/K/A JANET LEIGH F. WINT

Property being known as: 60 DIRT LN WAPWALLOPEN, PA 18660

Being Luzerne county tax parcel number and pin number: 12-N7-00A-27A-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: JOSEPH N. WINT SR A/K/A JOSEPH N.J. WINT; JANET L. WINT A/K/A JANET LEIGH F. WINT

PROPERTY ADDRESS: 60 DIRT LN, WAPWALLOPEN, PA 18660

UPI / TAX PARCEL NUMBER: 12-N7-00A-27A-000

Seized and taken into execution to be sold as the property of WINT, SR JOSEPH N A/K/A JOSEPH N.J. WINT AND JANET L WINT A/K/A JANET LEIGH F WINT 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

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