

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7239/2023

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 06, 2024**  
**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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ALL that certain lot, piece, or parcel of land situate in the Township of Foster, County of Luzerne, and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner in the southerly line of Township Route No. 377, being northwesterly corner of land now or formerly of Getrude Stolpe;  
THENCE along Getrude Stolpe land South two degrees zero minutes West (S. 2° 00' W.) two hundred seventy-four and fifty-four one hundredths (274.54) feet to an iron pin corner;  
THENCE through land of the Grantor herein the following two (2) courses and distances;  
(1) North eighty-eight degrees zero minutes West (N. 88° 00' W.) one hundred fifty-two and thirty-seven one hundredths (152.37) feet to an iron pin corner;  
(2) North two degrees zero minutes East (N. 2° 00' E.) two hundred ninety-seven and twenty-two one hundredths (297.22) feet to an iron pin corner in the southerly line of Township Route No. 377;  
THENCE along said Township Route No. 377 by a curve to the left having a chord bearing of South seventy-nine degrees thirty-two minutes East (S. 79° 32' E.), a chord distance of one hundred fifty-four and five one hundredths (154.05) feet to the place of Beginning.

CONTAINING one (1.00) acre of land being the same, more or less.

Title to said premises is vested in GEORGE BLANYAR, A LIFE ESTATE FOR AND DURING THE TERM OF HIS NATURAL LIFETIME; REMAINDER ESTATE TO MATTHEW L. BLANYAR

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 596 POND CREEK RD, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 23-Q10 -00A-08H-000

Seized and taken into execution to be sold as the property of GEORGE BLANYAR AND MATTHEW BLANYAR in suit of U.S. BANK 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.

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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