SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7401/2023

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 04, 2026
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.

By virtue of writ of execution issued by plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for RCF 2 Acquisition Trust

To case number 202307401

ALL that certain lot piece or parcel of land situate in the Borough of West Pittston County of Luzerne and Commonwealth of Pennsylvania being all of lot no 2 as shown on plan title Minor Subdivision Plan Lands of Thomas P and Teresa M Darby as prepared by Baer Surveying Inc last revised on 11/11/96 and recorded in the Office of the Recorder of Deeds in Luzerne County map book 99 page 55 bounded And described as follows to wit

Beginning at a rebar set for a corner in the southeasterly line of excelsior street said corner being Located in the easterly line of a 15 feet alley

Thence along the southeasterly line of Excelsior Street north 81 degrees 13 minutes 57 seconds east 61.53 feet to a rebar set for a corner

Thence along lands now or formerly of Anthony J Carfora south 33 degrees 15 minutes 00 seconds East 66.50 feet to a set rebar corner

Thence through lands of the grantor herein south 56 degrees 45 minutes 00 seconds west 56.00 feet to Lands now or formerly of Jean Bath

Thence along lands now or formerly of Jean Bath and along the easterly line of a 15 feet alley north 33 degrees 15 minutes 00 seconds west 92.00 feet to the place of beginning

Parcel# 65-02-E11NE4-004-05A1

Title to said premises is vested in Thomas P. Darby and Teresa M. Darby, husband and wife, by deed from dated July 30, 2007 and recorded August 8, 2007 in Deed Book 3007, Page 211409.

Property being known as: 341 Excelsior Street, West Pittston, Pennsylvania 18643

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Thomas P. Darby and Teresa M. Darby

PROPERTY ADDRESS: 341 EXCELSIOR ST, WEST PITTSTON, PA 18643

UPI / TAX PARCEL NUMBER: 65-02-E11NE4-004-05A1

Seized and taken into execution to be sold as the property of THOMAS P DARBY AND TERESA M DARBY in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RCF 2 ACQUISITION TRUST.

Attorney for the Plaintiff:
MCCABE WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.