

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 12417/2024

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, OCTOBER 03, 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.

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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

No. 202412417

ALL that certain lot or piece of ground situate on the northerly side of Franklin Street in Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on Franklin Street eighty-five (85) feet from the west corner of Franklin and Sullivan Street;

THENCE along said Franklin Street South fifty-nine (59) degrees fifty (50) minutes West forty-four (44) feet to a point;

THENCE north thirty (30) degrees seventeen (17) minutes west one hundred fifty (150) feet to Olive Lane;

THENCE along said Olive Lane running toward Sullivan Street north fifty-nine (59) degrees thirty (30) minutes east forty-four (44) feet to a point;

THENCE south thirty (30) degrees seventeen (17) minutes east one hundred fifty (150) feet to the place of beginning.

THE WESTERLY four (4) feet of the aforesaid property is under and subject to a common driveway agreement more fully set forth in agreement dated February 19, 1927, and recorded in Deed Book 657 Page 20.

The above premises are situate at 469 S. Franklin Street, Wilkes-Barre, Pennsylvania.

BEING the same premises which George R. Shadie by Deed dated September 28, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on October 2, 2007 at Book 3007, Page 262439 granted and conveyed unto Dominic A. Condusta. as sole owner

PROPERTY BEING KNOWN AS 469 S Franklin Ave, Wilkes Barre, PA 18702

Being Luzerne County Tax Plate No. 73-H9SE4 -032-024-000 and PIN: 73H9SE4032024000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Dominic A. Condusta A/K/A Dominic Condusta

PROPERTY ADDRESS: 469 S FRANKLIN AVE, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73H9SE4032024000

Seized and taken into execution to be sold as the property of CONDUSTA, DOMINIC A. A/K/A DOMINIC CONDUSTA in suit of U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR TCG 2 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