

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3808/2023

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, AUGUST 01, 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.

---

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 RCAF Acquisition Trust

To Case Number: 202303808

ALL THAT CERTAIN piece or portion of ground located in Sugarloaf Township, Luzerne County, Pennsylvania, as plotted by Charles F. Walter, R.P.E., on February 6, 1954, more particularly bounded and described as follows:

BEGINNING at a point and located in the Southerly right-of-way of the public road leading from Conyngham to Drums and along the land of the Valley Country Club, and being further described as South three degrees thirty-one minutes East (S. 3 degrees 31' E.) for a distance of twenty-five (25) feet from the Northeast corner of the tract of land formerly of Anna Cheslock Estate; thence (1) along the land of the Valley Country Club South three degrees thirty-one minutes East (S. 3 degrees 31' E.) for a distance of four hundred (400.00) feet to a point; thence (2) along the land formerly of Anna Cheslock Estate South eighty-seven degrees forty-five minutes West (S. 87 degrees 45' W.) for a distance of one hundred fifty-six (156.00) feet to a point; thence (3) continuing along the land formerly of Anna Cheslock Estate North three degrees thirty-one minutes West (N. 3 degrees 31' W.) for a distance of four hundred (400.00) feet to a point located on the Southerly right-of-way of the aforesaid public road; thence (4) along the Southerly right-of-way of said road North eighty-seven degrees forty-five minutes East (N. 87 degrees 45' E.) for a distance of one hundred fifty-six (156.00) feet to the point or place of beginning.

CONTAINING one and forty-three hundredths (1.43) Acres of land.

TOGETHER with all of the improvements erected thereon.

BEING THE SAME PREMISES which Frederick L. Winkler by Deed dated June 20, 2005 and recorded on June 20, 2005, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3005 at Page 150027, as Instrument No. 20055642694, granted and conveyed unto Jerry R. Lahr, as Trustee of Largo Properties.

Property being known as 122 Walnut Avenue, Sugarloaf, PA 18219

Being Luzerne County Parcel Identification Number 58S6 00A054000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Jerry R. Lahr, as Trustee of Largo Properties

PROPERTY ADDRESS: 122 WALNUT AVE, SUGARLOAF, PA 18219

UPI / TAX PARCEL NUMBER: 58S6 00A054000

Seized and taken into execution to be sold as the property of WINKLER, FRED A/K/A FREDERICK L. WINKLER AND LARGO PROPERTIES, JERRY R LAHR, AS TRUSTEE in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST.

---

Attorney for the Plaintiff:  
HLADIK ONORATO & FEDERMAN  
NORTH WALES, PA 215-855-9521

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