

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9665/2024

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, FEBRUARY 06, 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 OWNER
TRUSTEE FOR RCF 2 ACQUISITION TRUST

To case number 202409665

ALL the surface or right of soil of and in all that certain: lot, piece or parcel of land in the Borough (now City) of Nanticoke, Luzerne County, Pennsylvania, bounded and described as follows

BEGINNING at the Southwesterly corner of Lot No. 1116 on the Easterly side of Market Street in the said Borough (now City), three hundred (300) feet southerly from the Southeast corner of the intersection of Market and South Streets on the Plot of Lots hereinafter mentioned;

THENCE along the line of said Market Street, South 18 degrees 48 minutes East, fifty (50) feet to a corner of Lot No. 1118;

THENCE along the line of said Lot No. 1118, North 71 degrees 12 minutes East, One Hundred Thirty (130) feet to a corner on a fifteen (15) foot alley;

THENCE along the line of said alley North 18 degrees 48 minutes West, fifty (50) feet to a corner of Lot No. 1116; and

THENCE along the line of said Lot No. 1116, South 71 degrees 12 minutes West, one hundred and thirty (130) feet to the place of beginning;

CONTAINING sixty-five hundred (6500) square feet of land, more or less.

BEING Lot No. 1117 on the plot of lots laid out in the said Borough (now City) by the Susquehanna Coal Company;

SUBJECT to the same exceptions, reservations, restrictions, covenants and conditions as set forth in the chain of title.

Title to said premises is vested in: MARLENE A. WOOLARD A/K/A MARLENE A. LEVENDUSKI

Property being known as: 1235 S MARKET ST NANTICOKE, PA 18634

Being Luzerne county tax parcel number and pin number: 42J7SE4 006014000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: MARLENE A. WOOLARD A/K/A MARLENE A. LEVENDUSKI

PROPERTY ADDRESS: 1235 S MARKET ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42J7SE4 006014000

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

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania