

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12646/2019

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 a Writ of Execution issued by: U.S. Bank trust National Association, not in its individual capacity but solely as owner trustee for RCF2 acquisition trust

No. 201912646

ALL THAT CERTAIN LOT OF LAND IN THE THIRD DIVISION OF SALEM TOWNSHIP, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT AN IRON PINE MARKED PP & L S. 89 DEGREES 30' W. 100.07 FEET TO AN IRON PIN, BEING THE POINT OF BEGINNING.

THENCE ALONG THE LANDS NOW RO FORMERLY OF THE PENNSYLVANIA POWER & LIGHT COMPANY AND HEADLEY FOLK 2. 89 DEGREES 30' W. 857.17 FEET THROUGH A 24" OAK AT EDGE OF TOWNSHIP ROUTE NO. 436 TO A RAILROAD SPIRE IN CENTER OF ROAD; THENCE IN AND ALONG THE SAID ROAD THE FOLLOWING 5 COURSES AND DISTANCES:

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- (1) N. 14 DEGREES 21' 37" E. 169.01 FEET TO A RAILROAD SPIKE;
- (2) N. 29 DEGREES 21' 54" E. 161.91 FEET TO A RAILROAD SPIKE;
- (3) N. 16 DEGREES 24' 07" E. 281.21 FEET TO A RAILROAD SPIKE;
- (4) N. 12 DEGREES 24' 18" E. 169.99 FEET TO A RAILROAD SPIKE;
- (5) N. 28 DEGREES 14' 14" E. 63.00 FEET TO A RAILROAD SPIKE;

ALONG OTHER LANDS OF MICHAEL AND FRANCIS DERAFFIN, N. 88 DEGREES 05'14" E. 613.778 FEET THROUGH AN IRON PIN AT EDGE OF ROAD TO AN IRON PIN;

THENCE S. 1 DEGREE 37' 30" W. 807.53 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING.

BEING the same premises which Robert M Orlando and Cozette Orlando by Deed dated April 9, 2008 and recorded in the Office of Recorder of Deeds of Luzerne County on April 11, 2008 at Book 3008, Page 82839 granted and conveyed unto Robert M Orlando.

PROPERTY BEING KNOWN AS 350 Thomas Road, Berwick, PA 18603

Being Luzerne County Tax Plate No. 55-N4-A-29L and PIN: 55 -T -672-2-D1-4

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Robert M Orlando

PROPERTY ADDRESS: 350 THOMAS RD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 55 -T -672-2-D1-4

Seized and taken into execution to be sold as the property of ROBERT M ORLANDO in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania