

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1946/2024

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.

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. 2024-01946

ALL THAT TRACT OR PARCEL OF LAND, situate in Hazle Township, Luzerne County, Pennsylvania, to wit:

BEGINNING at a concrete monument along the East side of Pennsylvania State Route 3024, (known as the Weston to Tomhicken Road) said point being the Northwest corner of lands now or formerly of Richard Manjone and the Southwest corner of lands now or formerly of Joseph Richard Pretti; thence along a curve to the right having a chord bearing of North 12 degrees 27 minutes 7 seconds East having an arc length of 190.92 feet with a radius of 878.50 feet to a point; thence along aforesaid road North 33 degrees 5 minutes 13 seconds East Twenty-three and sixty-one hundredths (23.60) feet to a concrete monument; thence North 80 degrees 47 minutes 33 seconds East Three hundred seventy-five and eighty-four one-hundredths (375.84) feet along lands now or formerly of Joseph Richard Pretti to a rebar; thence South 3 degrees 30 minutes 0 seconds West Two hundred seventy-seven and fourteen one-hundredths (227.14) feet along lands now or formerly of Joseph Richard Pretti to a rebar; thence North 86 degrees 30 minutes 0 seconds West Four hundred fifty-six and eight one-hundredths (456.08) feet along the Northern boundary line of lands now or formerly of Richard Manjone, to a concrete monument, to a point, the place of beginning.

BEING the same premises conveyed by Deed dated December 6, 2001 and record January 18, 2001, in the Recorder's Office of Luzerne County, Pennsylvania, at Deed Book Volume 3002, page 16885.

Property address: 998 Sugarloaf Road a/k/a 998 Back Weston Road, Hazle, Pennsylvania

Tax I.D. No.: U5- 00A-01C

BEING the same premises which Paul J. Mumaw and Marie Walsh by Deed dated October 27, 2003 and recorded in the Office of Recorder of Deeds of Luzerne County on November 03, 2003 at Book 3003, Page 332097 granted and conveyed unto Paul J. Mumaw.

PROPERTY BEING KNOWN AS 364 Weston Road, a/k/a RR2 Box 998 a/k/a 998 Sugarloaf Road, Sugarloaf, PA 18249

Being Luzerne County Tax Plate No. U5-00A-01C and PIN: 26U5 00A01C000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Paul J. Mumaw

PROPERTY ADDRESS: 364 WESTON RD, AKA RR2 BOX 998 AKA 998 SUGARLOAF RD, SUGARLOAF, PA 18249

UPI / TAX PARCEL NUMBER: U5-00A-01C

Seized and taken into execution to be sold as the property of PAUL J MUMAW 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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania