

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4377/2016

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 2016-4377

LAND referred to in this commitment is described as all that certain property situated in the township of Fairview in the county of Luzerne, and state of PA and being described in a deed dated 05/26/1992 and recorded 05/19/1993 in book 2456 page 1159 among the land records of the county and state set forth above, and referenced as follows:

BEGINNING at an iron pin corner located along the southerly right of way line of a 50 foot wide road known as Hemlock Terrace, at a common corner of lots no. 20 and 21; thence along the aforementioned Hemlock Terrace, north eighty-eight degrees twenty-eight minutes zero seconds east (N 88 degrees 28' 00" E) a distance of one hundred twenty-eight (128.00) feet to an iron pin corner common to lots No. 19 and 20; thence along lot no. 19, south one degree thirty-two minutes zero seconds east (S 1 degree 32' 00" E) a distance of two hundred (200.00) feet to an iron pin corner in line of lands now or formerly of Harris Semiconductor (Crestwood Industrial Park); thence along said Harris Semiconductor Lands, south eighty-eight degrees twenty-eight minutes zero seconds west (S 88 degrees 28' 00" W) a distance of one hundred twenty-eight (128.00) feet to an iron pin corner common to lots no. 20 and 21; thence along Lot No. 21, north one degree thirty-two minutes zero seconds west (N 1 degree 32' 00" W) a distance of two hundred (200.00) feet to an iron pin corner, the place of beginning.

CONTAINING a total area of twenty-five thousand six hundred (25,600.00) square feet or fifty-nine one hundredths (0.59) acres of land.

Title to said premises is vested in: Libro J. Ciarmatori and May Jane Ciarmatori, husband and wife

Property being known as: 269 HEMLOCK TERRACE MOUNTAIN TOP, PA 18707

Being Luzerne county tax parcel number and pin number: 20L9S8 004018000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: Libro J. Ciarmatori and May Jane Ciarmatori, husband and wife

PROPERTY ADDRESS: 269 HEMLOCK TERRACE, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 20L9S8 004018000

Seized and taken into execution to be sold as the property of LIBRO J CIARMATORI, MARY JANE CIARMATORI A/K/A MAY JANE CIARMATORI, MARSH & ASSOCIATES LLC AND THE UNITED STATES OF AMERICA 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