

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4270/2025

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.

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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 RCF2 ACQUISITION TRUST

To case number 202504270

All that certain message and tract of improved land situated in the Township of Dorrance, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone planted for a corner in the middle of Public Road;

THENCE along middle of said Public Road the following courses;

1. North 4 degrees West twenty-six and four-tenths (26.4) perches to a stone;
2. Thence North 5 degrees East nineteen (19) perches to a stone;
3. Thence North 19 ½ degrees East sixteen and seven-tenths (16.7) perches to a corner;
4. Thence North 37 ½ degrees East twelve and three-tenths (12.3) perches to a stone;

THENCE along land now or late of George Engler Estate South 76 degrees East one hundred nineteen (119) perches to a corner of land now or late of the Estate of Conrad Stine;

THENCE along the same South 04 degrees West thirty-seven (37) perches to a corner of Purpart No. 3;

THENCE along the same North 86 degrees West ninety-five (95) perches to a hickory sapling;

THENCE South 76 degrees West thirty-two and six-tenths (32.6) perches to a stone, the place of BEGINNING.

CONTAINING forty-one (41) acres of land, be the same more or less.

BEING the same premises conveyed to Paul R. Butchko and Christina Butchko, his wife, by Deed dated July 12, 1993 and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2461 at Page 1181. The said Paul R. Butchko predeceased his wife, at which time title to said premises vested in his wife, Christina Butchko.

DC

SUBJECT TO THE SAME EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS-OF-WAY, AND INSTRUMENTS OF TITLE AS THE SAME MAY APPEAR IN THE CHAIN OF TITLE OR BY A VISIBLE INSPECTION OF THE PREMISES

EXCEPTING all that certain lot piece, or parcel of land conveyed by Deed from Christina Butchko to Stanley W.

Pawlowski, Jr. and Diane M. Pawlowski, dated June 26, 2006, and recorded in the Office of the Recorder of Deeds for Luzerne County in Record Book 3006, Page 178246, more particularly described as follows:

BEGINNING at a point in the centerline of Pennsylvania State Route No. 3007, known as Blue Ridge Trail, leading from Township Route 403 to Dorrance, said point being at the southwesterly corner of lands of Stanley W. Pawlowski, Jr. and Diane M. Pawlowski;

THENCE along line of said lands of Pawlowski, South 76 degrees 00 minutes 00 seconds East, a distance of 304.32 feet to a point;

THENCE along the same, North 26 degrees 21 minutes 11 seconds East, a distance of 417.50 feet to a rebar found on the southerly line of lands of Edward Cooper and Edith Cooper;

THENCE along the southerly line of said lands, South 76 degrees 00 minutes 00 seconds East, a distance of 511.92 feet to a rebar set;

THENCE along line of lands being retained by Christina Butchko, the Grantor herein, being Lot No. 1 of the "Butchko Subdivision II", South 26 degrees 21 minutes 11 seconds West, a distance of 540.37 feet to a rebar set;

THENCE along the same, North 76 degrees 00 minutes 00 seconds West, a distance of 781.59 feet to a PK nail set in the centerline of the aforementioned State Route No. 3007;

THENCE along the centerline of State Route No. 3007, known as Blue Ridge Trail, the following four (4) courses and distances;

L1: North 05 degrees 14 minutes 54 seconds East, a distance of 24.32 feet to a point;

L2: North 08 degrees 16 minutes 28 seconds East, a distance of 33.37 feet to a point;

L3: North 11 degrees 44 minutes 10 seconds East, a distance of 47.55 feet; and

L4: North 15 degrees 51 minutes 56 seconds East, a distance of 15.27 feet to the point of BEGINNING.

CONTAINING 7.000 acres of land in all.

EXCEPTING ALSO all that certain piece, or parcel of land conveyed by Deed from Christina Butchko to Stanley W. Pawlowski, Jr. and Diane M. Pawlowski, dated October 7, 1994, and recorded in the Office of the Recorder of Deeds for Luzerne County in Deed Book 2507, Page 461, more particularly described as follows:

BEGINNING at a "PK" nail set in the centerline of Pennsylvania State Route No. 3007, leading from Township Route No. 403 to Dorrance, said nail being at the southwesterly corner of lands of Edward W. and Edith A. Cooper;

THENCE along the southerly line of lands of said Cooper and passing through rebar set on line, 23.67 feet from said beginning point, South 76 degrees 00 minutes 00 seconds East 304.32 feet to rebar set in line of other lands of Paul R. and Christina Butchko;

THENCE along line of lands of said Butchko South 26 degrees 21 minutes 11 seconds West 417.50 feet to a rebar set;

THENCE along the same and passing through a rebar set on line 19.57 feet from this described corner, North 76 degrees 00 minutes 00 seconds West 304.32 feet to a "PK" nail set in the centerline of the aforementioned State Route No. 3007;

THENCE along said centerline the following courses and distances:

North 15 degrees 51 minutes 56 seconds East 33.86 feet;

North 17 degrees 56 minutes 25 seconds East 50.92 feet;

North 19 degrees 44 minutes 48 seconds East 53.19 feet;

North 22 degrees 22 minutes 41 seconds East 53.89 feet;

North 25 degrees 45 minutes 27 seconds East 50.97 feet;

North 29 degrees 06 minutes 29 seconds East 47.17 feet;

North 32 degrees 20 minutes 45 seconds East 47.76 feet;

North 36 degrees 30 minutes 34 seconds East 46.00 feet; and

North 39 degrees 40 minutes 28 seconds East 37.40 feet to the place of BEGINNING.

CONTAINING 3.00 acres of land in all.

Title to said premises is vested in DAVID J. HARDY AND IRENE F. HARDY, HIS WIFE

Property being known as: 8033 BLUE RIDGE TRAIL, WAPWALLOPEN, PA 18660

Being Luzerne county tax parcel number and pin number: 12-N7 -00A-032-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: DAVID J. HARDY AND IRENE F. HARDY, HIS WIFE

PROPERTY ADDRESS: 8033 BLUE RIDGE TRAIL, WAPWALLOPEN, PA 18660

UPI / TAX PARCEL NUMBER: 12-N7 -00A-032-000

Seized and taken into execution to be sold as the property of DAVID J. HARDY AND IRENE F. HARDY in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST.

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Attorney for the Plaintiff:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

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