

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10401/2025

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, AUGUST 07, 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 RCF 2 ACQUISITION TRUST
No. 2025-10401

All that certain piece or parcel of land situated in the Borough of Exeter, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point on the Northerly right-of-way of Fairway Drive and the most Southerly corner of Lot 14; thence along Lot 14 North 51 degrees 01 minutes 19 seconds West a distance of 166.35 feet to a point in line of lands now or formerly of Pitreal Corporation; thence along lands now or formerly of Pitreal Corporation North 58 degrees 45 minutes 00 seconds East a distance of 15353 feet to a corner of Lot 16; thence along Lot 16 South 31 degrees 15 minutes 00 seconds East a distance of 157.56 feet to a point on the aforementioned Northerly right-of-way line of Fairway Drive; thence along Fairway Drive South 58 degrees 55 minutes 47 seconds West a distance of 90.57 feet to a point; thence continuing along the Northerly right-of-way line of Fairway Drive along a curve to left having a radius of 115.00 feet. With an arc length of 9.44 feet, a chord bearing of South 57 degrees 23 minutes 05 seconds West, with a chord length of 9.44 feet to a point of beginning.

Being all of Lot #15 of Fairway Hills, C.S.P. Development Company as shown on a Plan entitled "Final Subdivision Plan" dated September 4, 1997 and recorded in Luzerne County Map Book 114, Page 52, 53 and 54, prepared by Connolly Engineering P.O. Box 1896, Kingston, PA 18704

BEING the same premises which Paul Serkosky and Jennifer C. Miller, n/b/m Jennifer C. Serkosky by Deed dated April 24, 2001 and recorded in the Office of Recorder of Deeds of Luzerne County on May 1, 2001 at Book 3001, Page 67176 granted and conveyed unto Paul Serkosky and Jennifer C. Serkosky.

PROPERTY BEING KNOWN AS 17 Fairway Drive, Exeter, PA 18643
Being Luzerne County Tax Plate No. 16-D11S2-006-015-000 and PIN: 16-C-28-R1-3-D15-2

IMPROVEMENTS thereon consist of: Residential Real Estate__
Seized and taken in execution as the property of: Jennifer C. Serkosky A/K/A Jennifer C. Miller and Paul Serkosky

PROPERTY ADDRESS: 17 FAIRWAY DR, EXETER, PA 18643

UPI / TAX PARCEL NUMBER: 16-D11S2-006-015-000

Seized and taken into execution to be sold as the property of SERKOSKY, JENNIFER C A/K/A JENNIFER C MILLER AND PAUL SERKOSKY AND PAUL SERKOSKY 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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania