

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7200/2025

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 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, Case number 202507200

ALL the surface to that certain lot, piece or parcel of land situated in the 8th Ward of the City of Nanticoke, County of Luzerne, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Bliss Street in said City, forty-four and five tenths (44.5) feet, more or less, in an Easterly direction from the Northwest corner of Lot No. 143 on the plot of lots hereinafter mentioned;

THENCE along the line of said Bliss Street East forty-four and one-half (44-1/2) feet, more or less, to an alley;

THENCE along the line of said alley South forty (40) feet, more or less, to a point in the dividing line between Lots Nos. 142 and 143;

THENCE along said dividing line West forty-four and one-half (44-1/2) feet, more or less, to the middle of the Southerly boundary of Lot No. 143;

THENCE along the line dividing Lot No. 143 into two equal parts North forty (40) feet, more or less, to the place of beginning.

BEING the Easterly part of Lot No. 143 in Block Number 3 of Plot No. 1 of Building Lots known as the Espy Tract in the City of Nanticoke. Said plot being recorded in Luzerne County Map Book Volume Number 1, Page 111.

PIN 42-K7S1 -012-002-000

BEING the same premises which Lynette Curry and Tiana Monet Davis by Deed dated December 30, 2022, and recorded in the Official Records of Luzerne County on January 24, 2023, as Instrument 202304251 granted and conveyed unto John Sayers. Upon information and belief, John Sayers is deceased, having passed away in September 2023.

148 Bliss Street, Nanticoke, PA 18634

Tax Parcel Number: 42-K7S1-012-002

Sale No:

Jacqueline McNally, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$131,771.46

Premise Being: 148 Bliss Street, Nanticoke, PA 18634

Seized and sold as the property of John Sayers Judgment Number 202507200 (U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCF 2 Acquisition Trust v Coleen Sayer, Known Heir of John Sayers, Deceased; et al.), with a judgment amount of \$131,771.46.

Dated: April 27, 2026

- Jacqueline McNally, Esq. (201332)
- Timothy A. Cirino, Esq. (326340)
- Robert Flacco, Esq. (325024)
- Nicole Francese, Esq. (332253)

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

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Garden City, NY 11530

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PROPERTY ADDRESS: 148 BLISS ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-K7S1 -012-002-000

Seized and taken into execution to be sold as the property of SAYERS, COLLEEN KNOWN HEIR OF JOHN SAYERS, DECEASED, SAYERS, JOHN D JR KNOWN HEIR OF JOHN SAYERS DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN SAYERS, DECEASED 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:
FRIEDMAN VARTOLO
GARDEN CITY, NY 212-471-5100

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania