SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1687/2026

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, DECEMBER 04, 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 Plaintiff; U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust

To case number: 202601687

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF HUGHESTOWN, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON SEARLE STREET AND AN ALLEY RUNNING BETWEEN THE LAND HEREIN DESCRIBED AND LAND LATE OF RICHARD JEFFERYS; THENCE NORTH 48 DEGREES 45 MINUTES WEST ONE HUNDRED SIXTEEN (116) FEET ALONG SAID ALLEY TO A CORNER; THENCE NORTH 62 DEGREES 30 MINUTES EAST NINETY-NINE AND SEVEN TENTHS (99.7) FEET, MORE OR LESS, TO A CORNER OF LAND OF G. BARTOLI THENCE SOUTH 48 DEGREES 45 MINUTES EAST ONE HUNDRED TWENTY-EIGHT (128) FEET TO SEARLE STREET AFORESAID; AND THENCE ALONG SEARLE STREET SOUTH 62 DEGREES 30 MINUTES WEST NINETY-EIGHT (98) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PIN 28-287-6

Being Luzerne County tax parcel number 28-E12NW1-002-031-000

Improvements thereon consist of: Residential Single Family Dwelling

Property being known as: 148 Searle Street, Pittston, PA 18640

Seized and taken in execution as the property of: Estate of JoAnn Minegar, deceased mortgagor/ last record owner

PROPERTY ADDRESS: 148 SEARLE ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 28-E12NW1-002-031-000

Seized and taken into execution to be sold as the property of MINEGAR, AMANDA KNOWN HEIR OF JOANN MINEGAR, DECEASED, MICHAELLE IORIO A/K/A MICHELLE MINEGAR, KNOWN HEIR OF JOAN MINEGAR, DECEASED AND UNKNOWN HEIRS, DEVISES AND PERSONAL REPRESENTATIVES OF JOANN MINEGAR, DECEASED AND HIS, HER, THIER OR ANY OF THE SUCCESSORS IN RIGHT, TITLE AND INTEREST in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST.

Attorney for the Plaintiff:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ 856-384-1515

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.