SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1726/2026

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, FEBRUARY 05, 2027
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 202601726

All that surface of all those certain pieces or parcels of land situate in the Township of Newport, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

FIRST THEROF

BEGENNING at a point on Prince Street (formerly Public Road leading from Nanticoke to Wanamie), said point being seventy-six and fifty one-hundredths (76.50) feet from a point common to Lots Nos. 11 and 12:

THENCE through lands now or late of Sophia Pytel, North 89 degrees 53 minutes West one hundred twenty-eight and eighty-eight one-hundredths (128.88) feet to a point, the same being the southeasterly corner of the intersection of Mills Street and a lane;

THENCE along the southerly side of Mills Street North 68 degrees 19 minutes East one hundred forty-eight (148.00) feet to a point, the same being the southwesterly corner of the intersection of Mills Street and Prince Street;

THENCE along Prince Street South 03 degrees 19 minutes West thirty-eight and seventy-two one-hundredths (38.72) feet to a point;

THENCE still along said Prince Street South 21 degrees 30 minutes West seventeen and fifty one-hundredths (17.50) feet to a point, the place of beginning.

CONTAINING three thousand, six hundred forty-seven and thirteen one-hundredths (3,547.13) square feet more or less, and Being more fully delineated on the map attached to Deed recorded in Luzerne County Deed Book 1716, page 369.

TOGETHER with the right and privilege of continuing the use of the water service line as it now exists with the right and privilege of maintaining, repairing and replacing the same, said line presently running from premises known as 40-42 Prince Street through lands now or late of Sophia Pytel to 46 Prince Street, the premises herein conveyed.

FREE and clear of a certain passageway easement excepted and reserved in Deed recorded in Luzerne County Deed Book 1716, page 369, the same having been released by Release of Easement dated August 2, 1985, and recorded in Luzerne County Deed Book 2166, page 543.

SECOND THEREOF

BEGINNING at a point on the northwesterly right-of-way line of Prince Street where it intersects with the westerly right-of-way line of former Lehigh and Susquehanna Railroad, Lee Mine Branch (now lands of Charles M. Reilly), said point being located from the northeast corner of lands now or formerly of Sophia Pytel on a course of North twenty-one degrees thirty minutes East (N 21° 30'E) seventeen and fifty-one hundredths (17.50) feet to the true point of beginning;

THENCE along the westerly right-of-way line of former Lehigh and Susquehanna Railroad, Lee Mine Branch (now lands of Charles M. Reilly) North three degrees nineteen minutes East (N 03° 19'E) thirty-eight and seventy-two one-hundredths (38.72) feet to a point on southerly line of Mills Street;

THENCE through lands of former Lehigh and Susquehanna Railroad, Lee Mine Branch (now lands of Charles M. Reilly), South nineteen degrees thirty minutes East (S 19° 30'E) eighteen and forty-two one-hundredths (18.42) feet to a point on the northwesterly right-of-way line of Prince Street;

THENCE along said northwesterly right-of-way line of Prince Street, South twenty-one degrees thirty minutes West (S 21°30'W) twenty-two and eighty-nine one-hundredths (22.89) feet to a point, the place of beginning.

CONTAINING one hundred thirty-eight and thirty-three one-hundredths (138.33) square feet of land more or less.

BEING the same premises conveyed to Robert J. Luksh and Dawn R. Luksh, his wife, by Deed of Joseph A. Fattorini, by Deed dated October 29, 1985 and recorded in Luzerne County Deed Book 2175, page 1051.

SUBJECT to all restrictions, reservations, conditions, covenants, easements and exceptions as contained in prior deed in line of title.

(c) CountySuite Sheriff, Teleosoft, Inc.

Title to said premises is vested in ROBERT J. LUKSH by deed from ROBERT J. LUKSH and DAWN R. LUKSH, HIS WIFE dated MAY 12, 1989, RECORDED MAY 12, 1989, IN BOOK NO. 2309, AT PAGE 928

Property being known as: 46 PRINCE STREET, NANTICOKE, PA 18634

Being Luzerne county tax parcel number and pin number: 46-K7NW2-006-03A

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: ROBERT J. LUKSH

PROPERTY ADDRESS: 46 PRINCE ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 46-K7NW2-006-03A

Seized and taken into execution to be sold as the property of ROBERT J LUKSH AND UNITED STATES OF AMERICA in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RDF 2 ACQUISITION TRUST.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.