

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 726/2025

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, DECEMBER 05, 2025**  
**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.

All that certain lot of land situated in the borough of Edwardsville, county of Luzerne and state of Pennsylvania, bounded and described as follows, to wit:

Containing a front of 25 feet northwestward on green street bounded northeastward at right angles to said street 150 feet by other land now late of Joshua r. Evans southeastward parallel with green street by summit street southeastward at right angles to green street 150 feet by lot numbered 15 on said street.

Comprising the southwestwardly one-half of lot no 13 on green street as said lot is represented and designated on a map of building lots on land of the northern coal and iron company is the said borough of Edwardsville.

Title is vested in 189 summit LLC, a limited liability company by deed from us bank trust national association, not in its individual capacity but solely as owner trustee for VRMTG

Asset trust, by fay servicing, LLC as agent under limited power of attorney dated January 31, 2003 and recorded on February 10, 2023 with the Luzerne County recorder of deeds as deed book 3023, page 24985 and instrument number 202307459.

PROPERTY ADDRESS: 189 SUMMIT ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 18-G9S2 -015-017-000

Seized and taken into execution to be sold as the property of 189 SUMMIT LLC in suit of LHOME MORTGAGE TRUST 2024-RTL3.

Attorney for the Plaintiff:  
PADGETT LAW GROUP, P.A.  
TALLAHASSEE, FL 850-422-2520

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