

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1070/2025

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, FEBRUARY 06, 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.

ALL THAT CERTAIN piece or parcel of and situate in the 19th Ward of the City of Wilkes-Barre (formerly Borough of Miners Mills), County of Luzerne, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on Main Street, now called Grant Street, ninety-five (95) feet Northeasterly from Cross Street; THENCE on a line parallel with Cross Street about one hundred fifty (150) feet to a corner of land now or formerly of Mose Griffiths; THENCE along line of said land now or formerly of Mose Griffiths parallel with Grant Street fifty of said David Walters in line parallel with first mentioned line about one hundred fifty (150) feet to Grant Street aforesaid; and THENCE along said Grant Street fifty (50) feet to the place of BEGINNING.

BEING the same premises conveyed to 226 Saint Clair Associates LLC, by deed from Glenn Keller, dated October 6, 2022, recorded November 18, 2022 in the Luzerne County Clerk's/Register's Office in Deed Book 3022, Page 286203.

TITLE TO SAID PREMISES IS VESTED IN: 226 Saint Clair Associates LLC

IMPROVEMENTS THEREON CONSIST OF: Commercial PROPERTY

PROPERTY ADDRESS: 226 SAINT CLAIR ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-G10SE1-003-010-000

Seized and taken into execution to be sold as the property of 226 SAINT CLAIR ASSOCIATES LLC in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFA 2023-INV2 TRUST.

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania