

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5414/2023

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.

By virtue of writ of execution issued by plaintiff U.S. Bank National Association, not in its individual capacity but solely as owner trustee for VMRTG Asset Trust
To Case number 202305414

SCHEDULE "A"

All that certain pieces or parcels of land situate in the Borough of Plymouth, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a drill hole corner in the intersection of the northwesterly line of Main Street and the northeasterly line of Blair Street;

Thence along Blair Street North 35 degrees 35 minutes West, 66.80 feet to a point, being the common corner of units Nos. 4 and 5;

Thence along the division line between units Nos. 4 and 5 North 54 degrees 6 minutes East, 31.60 feet to a point being a common corner of units Nos. 5 and 6;

Thence along the division line between units Nos. 5 and 6 and through the partition between said units South 31 degrees 40 minutes East, 69.53 feet to a point in the northwesterly line of Main Street;

Thence along Main Street South 59 degrees 30 minutes West, 27.05 feet to the place of beginning.

Containing 1,998.912 square feet of land, being the same more or less;

The Second Thereof:

Beginning at a point being a common corner of parking areas Nos. 5 and 6, being also the following two courses and distances from the northeasterly corner of unit No. 9;

1. North 67 degrees 30 minutes West, 4.31 feet to a point;
2. South 57 degrees 35 minutes West, 36 feet to the place of beginning;

Thence along the parking area the following three courses and distances:

1. South 57 degrees 35 minutes West, 9 feet to a point;
2. North 32 degrees 25 minutes West, 20 feet to a point;
3. North 57 degrees 35 minutes East, 9 feet to a point being a common corner of parking areas Nos. 5 and 6;

Thence along the division line between parking areas Nos. 5 and 6 South 32 degrees 25 minutes East, 20 feet to the

place of beginning;

Containing 180 square feet of land, being the same more or less;

Being parking area marked No. 5 on Lot No. 11 on map attached to prior Deed;

The Third Thereof:

An undivided one-ninth (1/9) interest in and to the following:

Beginning at an existing iron pipe corner in the southwesterly line of Davenport Street, being the southeasterly corner of land now or formerly of James Davis;

Thence along davenport Street South 36 degrees 6 minutes East, 25 feet to a point being the common corner of units Nos. 10 and 11;

Thence along the division line between units 11 and 10 the following two courses and distances;

1. South 53 degrees 24 minutes West, 47 feet to a point;
2. South 32 degrees 10 minutes East, 71.42 feet to a point, being the common corner of units Nos. 9 and 11;

Thence along the division line between units Nos. 7, 8, 9 and 11, South 59 degrees 30 minutes West, 49.72 feet to a point;

Thence along the division line between units Nos. 6, 7 and 11, South 54 degrees 6 minutes West, 31.83 feet to a point in the northeasterly line of unit No. 5;

Thence along the division line between units Nos. 5 and 11, North 31 degrees 40 minutes West, 3 feet to a point in the southeasterly line of unit No. 4;

Thence along the division line between units Nos. 4 and 11, North 54 degrees 6 minutes East, 29.75 feet to a point, being the southeasterly corner of unit No. 4;

Thence along the division line between units Nos. 1, 2, 3, 4 and 11, North 32 degrees 25 minutes West, 75.33 feet to a point;

Thence along the division line between units Nos. 1, 2 and 11, the following three courses and distances;

1. North 3 degrees 24 minutes West, 5.24 feet to a point;
2. North 15 degrees 11 minutes East, 13.57 feet to a point;
3. North 53 degrees 34 minutes East, 3.17 feet to an existing iron pin corner, being the southwesterly corner of land now or formerly of James Davis;

Thence along land now or formerly of James Davis, North 53 degrees 34 minutes East, 81.80 feet to the place of beginning.

Containing 6,049.267 square feet of land being the same more or less, and being Lot No. 11 on map aforesaid;

Excluding therefrom parking Lots 1 through 9 sketched on map aforementioned which will be specifically described in each deed of conveyance for-units Nos. 1 through 9 which deeds with be recorded separately hereafter;

Assessor's Parcel No: 48-I8NW2-018-118

BEING the same premises which Wanda Lynne Burchie and Michael T. Burchie Jr. by Deed dated August 27, 2004 and recorded in the Official Records of Luzerne County on September 10, 2004 in Deed Book as Instrument 5597392 granted and conveyed unto Dale Zyck.

BEING property address known and numbered as 537 West Main Street, Plymouth, PA 18651

Tax Parcel Number: 48-I8NW2-018-11B-00

Dana Marks, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$74,820.49

Premise Being: 537 West Main Street, Plymouth, PA 18651

Seized and sold as the property of Dale Zyck Judgment Number 202305414 (U.S. Bank National Association, not in its individual capacity but solely as owner trustee for VMRTG Asset Trust v Dale Zyck).

Dated: November 7, 2024

___/s/ Robert Crawley,_____

Robert Crawley, Esquire (319712)

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(T) (212) 471-5100

(F) (212) 471-5150

PROPERTY ADDRESS: 537 W MAIN ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-I8NW2-018-11B-00

Seized and taken into execution to be sold as the property of DALE ZYCK in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VMRTG ASSET TRUST.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania