

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6412/2024

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, OCTOBER 03, 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.

By virtue of writ of execution issued by plaintiff Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III

To Case number 202406412  
SCHEDULE "A"

ALL that certain, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING the westerly half of lot numbered one hundred and four (104) on a plot of lots of John Welles Hollenback, said plot being recorded in the Office for the Recording of Deeds in and for said Luzerne County in Deed Book No. 170, page 5; said lot being twenty-five (25) feet in front of Mill Street (formerly Ridge Street) and one hundred and forty (140) feet deep;

BEING premises known and numbered as 193 Mill Street, Wilkes Barre, PA 18705

Tax Parcel Number: 73-H10NE1-001-017-000

BEING the same premises which Raymond E. Petroski, and Margaret Petroski, his wife by Deed dated November 22, 2000 and recorded in the Official Records of Luzerne County on November 28, 2000 in Deed Book Volume 2743, Page 641, as Instrument 5352526 granted and conveyed unto Troy R. Byers, married.

Ian Yorke, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$24,358.35

Premise Being: 193 Mill Street, Wilkes Barre, PA 18705

Seized and sold as the property of Troy R. Byers Judgment Number 202406412

(Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III v TROY R. BYERS)

Dated: February 21, 2025

/s/ Ian Yorke \_\_\_\_\_

- ☐ Ian Yorke, Esq. (334633)
- ☐ Dana Marks, Esq. (205165)
- ☐ Timothy A. Cirino, Esq. (326340)
- ☐ Robert Flacco, Esq. (325024)
- ☐ Perry Russell, Esq. (334517)
- ☐ Robert Crawley, Esq. (319712)

☐ Danielle Johnson, Esq. (334703)

☐ Andrew Kravitz, Esq. (80142)

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

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Garden City, NY 11530

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PROPERTY ADDRESS: 193 MILL ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-H10NE1-001-017-000

Seized and taken into execution to be sold as the property of TROY R BYERS in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III.

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

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