

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 683/2024

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, AUGUST 01, 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 U.S. Bank National Association as Trustee of Grove Funding II Trust

To Case number 202400683

SCHEDULE "A"

All that certain lot or piece of ground situate in Kingston Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point approximately forty-two (42) feet from the division line between land of the Delaware, Lackawanna and Western Railroad Company, and land of the Kingston Coal Company, said point further being distant five (5) feet Southeasterly from the center line of an alley ten (10) feet in width, said point being on a course of land sold to Henry A. Czarnask, et ux;

THENCE along lands of Henry A. Czarnask, et ux., South thirty-five (35) degrees fifty-three (53) minutes East a distance of ninety (90) feet to a point on the Northeasterly line of Payne Street;

THENCE along said Northeasterly line of Payne Street, South fifty-four (54) degrees seven (7) minutes West, a distance of forty-two (42) feet more or less to a point in land of Ignatius Romanowski, on said Payne Street;

THENCE along the lands of Ignatius Romanowski, North thirty-five (35) degrees thirty-six (36) minutes, West, a distance of ninety (90) feet to a point distance of (5) feet Southeasterly from the center line of said ten (10) foot alley;

THENCE North fifty-four (54) degrees seven (7) minutes East, parallel with and distance five (5) feet southeasterly from said center line of said alley, a distance of about forty-two (42) feet more or less to the place of beginning.

CONTAINING approximately three thousand seven hundred eighty (3,780) square feet of land more or less.

BEING same premises known and numbered as 98 Payne Avenue, Kingston, PA 18704

Tax Parcel Number: 34-G9SE4-001-017

BEING the same premises which IDL 770 LLC by Deed dated May 2, 2023 and recorded in the Official Records of Luzerne County on June 7, 2023 in Deed Book Volume 3023, Page 99525 granted and conveyed unto 100 Payne LLC.

Robert Flacco, Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$199,010.68

Seized and sold as the property of 100 Payne LLC

Judgment Number 202400683 (U.S. Bank National Association as Trustee of Grove Funding II Trust
v 100 Payne LLC)

Dated: February 25, 2025

_____/s/ Robert Flacco

Robert Flacco, Esq.

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

PROPERTY ADDRESS: 98 PAYNE AVE, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE4-001-017

Seized and taken into execution to be sold as the property of 100 PAYNE LLC in suit of U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE OF GROVE FUNDING II TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania