

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4629/2024

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 Trust National Association, as Trustee of Quinzee Series V Trust
To Case number 202404629

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 one hundred twenty-six (126) feet distant from the division line between land now of formerly of the Delaware, Lackawanna and Western Railroad Company and land now or formerly of the Kingston Coal Company, said point being distant five (5) feet southeasterly from the center line of an alley ten (10) feet in width;

THENCE along other lands now or formerly of Charles Jacobson, et al., South 35 degrees 53 minutes East, a distance of ninety (90) feet to a point on other land now or formerly of Charles Jacobson, et.al., and to the northerly line of Payne Street;

THENCE along said northerly line of Payne Street, South 54 degrees 7 minutes West, a distance of forty-two (42) feet, more or less, to a point on Payne Street and land of Earl Harrison, et al.;

THENCE along land of the said Earl Harrison, et al. North 35 degrees 36 minutes West, a distance of ninety (90) feet to a point distant five (5) feet southeasterly from the center line of said ten (10) foot alley;

THENCE North 54 degrees 7 minutes East parallel and distant 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.

IMPROVED with a tow story double frame dwelling known as 82-84 Payne Street, Kingston Borough, Luzerne County, Pennsylvania

SUBJECT to the same exceptions, reservations, and conditions as contained in prior deeds in the chain of title.

BEING known as 82-84 Payne Avenue, PA 18704

Parcel:#34-G9SE4-001-019

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 99661 granted and conveyed unto 84 PAYNE

LLC.

82-84 Payne Avenue, Kingston, PA 18704

Tax Parcel Number: 34-G9SE4-001-019

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$211,500.22

Premise Being: 82-84 Payne Avenue, Kingston, PA 18704

Seized and sold as the property of 84 Payne LLC

Judgment Number 202404629 (U.S. Bank Trust National Association, as Trustee of Quinzee Series V Trust v 84 Payne LLC)

Dated: May 2, 2025

☐ Dana Marks, Esq. (205165)

☐ Robert Flacco, Esq. (325024)

☐ Danielle Johnson, Esq. (334703)

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

PROPERTY ADDRESS: 82-84 PAYNE AVE, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE4-001-019

Seized and taken into execution to be sold as the property of 84 PAYNE LLC in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF QUINZEE SERIES V TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania