

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5050/2024

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 BKPL-EG Holding Trust
To Case number 202405050

ALL THAT CERTAIN northern part of lot or piece of ground situate on the south side of Winters Avenue, between Third and Fourth Streets in the Borough of West Hazleton, Luzerne County, Pennsylvania, being lot marked No. nine (9) in square No. eleven (11), plot or plan of Green Ridge Addition to said Borough and described as follows, to wit:

BEGINNING at a point on the south side of Winters Avenue one hundred twelve and one-half (112 ½) feet east of Fourth Street; thence extending eastwardly along said Winters Avenue, in width or breadth for a distance of thirty-seven and one-half (37 ½) feet; thence extending southwardly of that width or breadth, in length or depth for a distance of seventy-three (73) feet.

For Informational Purposes Only: Commonly known as 532 Winters Avenue, West Hazleton PA 18202

Being Known as Parcel ID 63-T7SEI-006-005 on the tax map of the Borough of Hazleton, County of Luzerne, State of Pennsylvania

BEING the same premises which Dennis P. Huff and Stacey C. Huff, husband and wife, by Deed dated March 30, 2006 and recorded in the Official Records of Luzerne County on April 6, 2006 in Deed Book Volume 3006, Page 90529, as Instrument Number 5695379 granted and conveyed unto Wilfredo Balbi.

532 Winters Avenue, West Hazleton, PA 18202

Tax Parcel Number: 63-T7SE1-006-005

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

Judgment Amount: \$98,237.88

Premise Being: 532 Winters Avenue, West Hazleton, PA 18202

Seized and sold as the property of Wilfredo Balbi

Judgment Number 202405050 (U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust v Wilfredo Balbi)

Dated: April 8, 2025

☐ Dana Marks, Esq. (205165)
☐ Robert Flacco, Esq. (325024)
☐ Danielle Johnson, Esq. (334703)

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

PROPERTY ADDRESS: 532 WINTERS AVE, WEST HAZLETON, PA 18202

UPI / TAX PARCEL NUMBER: 63-T7SE1-006-005

Seized and taken into execution to be sold as the property of WILFREDO BALBI in suit of U.S. BANK TRUST
NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG HOLDING TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania