

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9728/2024

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, not in its individual capacity but solely as Trustee for Ibis Holdings A Trust
To Case number 202409728

SCHEDULE A

Property Address: 46 Hillard Street, Wilkes-Barre, PA 18702

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE TN WILKES-BARRE CITY,
COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND
DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER IN THE NORTHEASTERLY LINE-OF PARK PLACE,
FORMERLY CALLED HILLARD STREET, 411 FEET SOUTHEASTERLY FROM SCOTT
STREET; BEING A CORNE R IN LINE BETWEEN LOTS NOS. 59 AND 60 ON PLOT
HEREINAFTER REFERRED TO;

THENCE ALONG SAID LINE NO RTH 43 DEGREES EAST 140.5 (ERRONEOUSLY
LISTED AS 145.5') FEET TO A CORNER IN LINE OF A 20 FOOT ALLEY;
THENCE ALONG SAME, SOUTH 47 DEGREES EAST 25 FEET TO A CORNER IN LINE
BETWEEN LOTS NOS. 60 AND 61;

THENCE ALONG SAID LINE, SOUTH 43 DEGREES WEST 140.5 (ERRONEOUSLY
LISTED AS 145.5') FEET TO A CORNER IN THE NORTHEASTERLY LINE OF PARK
PLACED AFORESAID;

THENCE ALONG THE SAME, NORTH 47 DEGREES WEST 25 FEET TO A CORNER,
THE PLACE OF BEGINNING.

BEING LOT NO. 60 ON PLOT OF LOTS LAID OUT BY LEWIS, READER & STERLING;

Parcel: #73-H10SW2-022-021-000
MORE COMMONLY KNOWN AS: 46 HILLARD STREET, WILKES BARRE, PA 18702

BEING the same premises which PNC Bank National Association, successor by merger to National City Mortgage, a division of National City Bank by Deed dated August 26, 2022 and recorded in the Official Records of Luzerne County on November 7, 2022 in Deed Book Volume 3022, Page 277898, granted and conveyed unto 46 Hillard LLC.

46 Hillard Street, Wilkes Barre, PA 18702
Tax Parcel Number: 73-H10SW2-022-021

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

Judgment Amount: \$148,400.85

Premise Being: 46 Hillard Street, Wilkes Barre, PA 18702

Seized and sold as the property of 46 Hillard Limited Liability Company

Judgment Number 202409728 (Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Ibis Holdings A Trust v 46 Hillard LLC)

Dated: April 10, 2025

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

☐ Dana Marks, Esq. (205165)

☐ Robert Flacco, Esq. (325024)

☐ Danielle Johnson, Esq. (334703)

PROPERTY ADDRESS: 46 HILLARD ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10SW2-022-021

Seized and taken into execution to be sold as the property of 46 HILLARD LLC in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania