

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2420/2025

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 EF MORTGAGE LLC
To Case number 202502420

THE LAND REFERRED TO HEREIN IS SITUATED IN LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

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

BEGINNING at a corner of Lots numbered fifteen (15) and sixteen (16) designated on a Map of Building Lots of Lands of the Northern Coal and Iron Company, on the Northwestern side of Hillside Avenue;

THENCE in a Southwesterly direction along the Northwestern side of said Hillside Avenue twenty five (25) feet to a corner;

THENCE along land now owned by Benjamin Bednarsky In a Northwestern direction about one hundred and forty (140) feet to a corner in line of Lot Numbered two (2) on the aforesaid Map of Building Lots;

THENCE along the line of said Lot Numbered two (2) in a Northeasterly direction twenty six (26) feet to a corner in line of Lot Number fifteen (15);

THENCE along Lot numbered fifteen (15) in a Southeasterly direction one hundred thirty seven (137) feet, more or less, to the place of beginning.

CONTAINING three thousand five hundred and eighty (3,580) square feet of land be the same more or less.
EXCEPTING and RESERVING, as in prior deeds in chain of title.

BEING the same premises which Jessica Serrano by Deed dated December 20, 2023 and recorded in the Official Records of Luzerne County on January 12, 2024 in Deed Book Volume 3024, Page 5975, granted and conveyed unto NOE FIX AND FLIP LLC.

249 Hillside Avenue, Edwardsville, PA 18704
Tax Parcel Number: 18-G9S4-003-003
Dana Marks, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$86,759.56
Premise Being: 249 Hillside Avenue, Edwardsville, PA 18704
Seized and sold as the property of NOE FIX & FLIP LLC
Judgment Number 202502420 (EF MORTGAGE LLC v NOE FIX & FLIP LLC)

Dated: July 8, 2025

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- ☐ Dana Marks, Esq. (205165)
 - ☐ Renee Cohen, Esq. (306667)
 - ☐ Timothy A. Cirino, Esq. (326340)
 - ☐ Robert Flacco, Esq. (325024)
 - ☐ Perry Russell, Esq. (334517)

PROPERTY ADDRESS: 249 HILLSIDE AVE, EDWARDSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 18-G9S4-003-003

Seized and taken into execution to be sold as the property of NOE FIX & FLIP LLC in suit of EF MORTGAGE LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania