

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11918/2024

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.

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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 202411918

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Kingston, Luzerne County, Pennsylvania, bounded and described as follows

BEGINNING at a corner on the Southwesterly side of South Vaughn Street, said point being the dividing line between Lots Nos. 42 and 43 on plot of lots hereinafter referred to;

THENCE South 55 degrees 30 minutes West, one hundred twenty-six and eight tenths (128.8) feet to a corner in line of right of way of the Delaware Lackawanna and Western Railroad Company;

THENCE by said right of way, South 34 degrees 30 minutes East, thirty-two (32) feet to a corner.

THENCE North 55 degrees 30 minutes East, one hundred twenty-six and eight tenths (126.8) feet to a corner in the Southwesterly side line of South Vaughn Street aforesaid;

THENCE North 34 degrees 30 minutes West thirty-two (32) feet to the place of beginning.

BEING the Northwesterly thirty-two feet of Lot No. 43 on the Thomas Map on the Pettebone Allotment in Kingston Borough, a copy of which map is recorded in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 603. page 279.

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

PIN NO. G9SE2 B22A L26

FOR INFORMATIONAL PURPOSES ONLY: Being known as 105 East Vaughn Street

BEING the same premises which Warren S. Ruda and Mary S. Ruda by Deed dated February 17, 2023 and recorded in the Official Records of Luzerne County on March 29, 2023 in Deed Book Volume 3023, Page 53584, granted and conveyed unto 105 E Vaughn LLC.

105 East Vaughn Street, Kingston, PA 18704

Tax Parcel Number: 34G9SE222A026

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

Judgment Amount: \$126,596.28

Premise Being: 105 East Vaughn Street, Kingston, PA 18704

Seized and sold as the property of 105 E Vaughn LLC

Judgment Number 202411918 (Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Ibis Holdings A Trust v 105 E VAUGHN LLC)

Dated: June 13, 2025

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Robert Flacco, Esq.

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

PROPERTY ADDRESS: 105 EAST VAUGHN ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34G9SE222A026

Seized and taken into execution to be sold as the property of 105 E VAUGHN 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