SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13375/2023

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, DECEMBER 04, 2026
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 National Association as Trustee of Grove Funding II Trust

To Case Number 202313375

SCHEDULE ”A”

All those certain lots of pieces of ground situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on the westerly side of North Washington Street seven hundred thirteen (713) feet from lands now or formerly of the Estate of A. Beaumont, deceased;

THENCE along North Washington Street, North 60 degrees East, twenty-four (24) feet to a corner;

THENCE North 30 degrees West, one hundred four and twenty-five oneshundredths (104.25) feet more or less, to a corner;

THENCE South 60 degrees West, twenty-four (24) feet to a corner;

THENCE South 30 degrees East, one hundred four and twenty-five one-hundredths (104.25) feet, more less, to North Washington Street, the place of Beginning.

BEING a portion of Lot 34 on plot of land recorded in the Office of the Recorder of Deeds of Luzerne County in Deed Book 246, Page 252.

BEING the same premises conveyed to HSKA2, LLC., a Pennsylvania Limited Liability Company by deed from Triple Rock Associates, LLC., a Pennsylvania Limited Liability Company dated 01/14/2021 and recorded with Luzerne County Recording Office on 01/25/2021 as Instrument #202105315 in Book 3021, Page 22962.

BEING know as 406 Washington Street, Wilkes-Barre, PA 18702
Parcel: #73-H10NW4-019-047-000

BEING the same premises which HSKA2 LLC, by Deed dated May 1, 2023, and recorded in the Official Records of Luzerne County on June 12, 2023, in Deed Book Volume 3023, Page 102569, as Instrument 202330455 granted and conveyed unto Barre Luxury LLC.

406 North Washington Street, Wilkes Barre, PA 18705
Tax Parcel Number: 73-H10NW4-019-047
Sale No:
Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $221,400.59
Premise Being: 406 North Washington Street, Wilkes Barre, PA 18705
Seized and sold as the property of Barre Luxury LLC Judgment Number 202313375 (U.S. Bank National Association as Trustee of Grove Funding II Trust v. Barre Luxury LLC), with a judgment amount of $221,400.59.

Dated: June 10, 2025

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Robert Flacco, Esq.
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530

(c) CountySuite Sheriff, Teleosoft, Inc.

(T) (212) 471-5100
(F) (212) 471-5150

PROPERTY ADDRESS: 406 NORTH WASHINGTON ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-H10NW4-019-047

Seized and taken into execution to be sold as the property of BARRE LUXURY LLC in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.