

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3037/2025

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, FEBRUARY 06, 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, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for MFA 2024-NQM2 Trust

To Case number 202503037

SCHEDULE "A"

ALL that certain lot, piece or parcel of land situate in the Borough of Duryea (formerly Township of Marcy), County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the easterly side of Marcy Street, also a corner of land now or formerly of Joseph G, Marcy;

THENCE along said Marcy's land North forty-five degrees East, one hundred thirty-seven feet to a corner on River Street;

THENCE along River Street South eighty-five degrees West, one hundred eighty-five feet to a corner on Marcy Street aforesaid;

THENCE along Marcy Street South forty-seven and one-third degrees east, one hundred twenty five feet to the place of BEGINNING.

EXCEPTING ANDDD RESERVING the following described parcel acquired by the Borough of Duryea by Ordinance recorded March 13, 1964 in Deed Book 1540 at Page 1174 for the purpose of stream clearance, channel realignment of the Lackawanna River and the building of a levee.

BEGINNING at a point on the Northerly line of Marcy Street, said point of being North 47 degrees 14 minutes West ninety-seven (97) feet along Marcy Street from the division line between Lots No. 2 and 3 of the Joseph Marcy Estate;

THENCE along Marcy Street, North 47 degrees 14 minutes West twenty-eight (28) feet to a corner at the intersection of Marcy and River Street;

THENCE along River Street North 85 degrees 09 minutes East forty-one and six-tenths (41.6) feet to a corner;

THENCE South 42 degrees 46 minutes West thirty-one (31) feet, more or less, to the place of beginning.

BEING the same premises which Thomas Ahearn and Betty Jane Ahearn by Deed dated January 19, 2024, and recorded in the Official Records of Luzerne County on March 6, 2024 in Deed Book Volume 3024, Page 38097, as Instrument Number 202411566 granted and conveyed unto Mengyi Yu.

251 Marcy Street, Duryea, PA 18642

Tax Parcel Number: 14-D12NW2-004-001

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

Judgment Amount: \$134,623.49

Premise Being: 251 Marcy Street, Duryea, PA 18642

Seized and sold as the property of Mengyi Yu, Judgment Number 202503037 (Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for MFA 2024-NQM2 Trust v Mengyi Yu), with a judgment amount of \$134,623.49.

Dated: June 10, 2025

Robert Flacco, Esq.

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

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PROPERTY ADDRESS: 251 MARCY ST, DURYEA, PA 18642

UPI / TAX PARCEL NUMBER: 14-D12NW2-004-001

Seized and taken into execution to be sold as the property of MENGYI YU in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MFA 2024-NQM2 TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania