

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12331/2024

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 the writ of execution issued by plaintiff, Self Reliance (N.Y.) Federal Credit Union, to case No. 2024-12331:

ALL THAT CERTAIN pieces or parcels of land, situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL A

BEGINNING at a corner at the intersection of the Northeasterly side of Academy Street and the Southeasterly side of the new right-of-way of West River Street;

THENCE South 47° 00' East 75.51 feet along the Northeasterly side of Academy Street to a corner of Parcel 24E of the Redevelopment Authority of the City of Wilkes-Barre;

THENCE North 51° 00' East 43.88 feet along Parcel 24E to a corner on line of land of Engel Realty Company;

THENCE North 47° 00' West 81.54 feet along land of Engel Realty Company to a corner on the Southeasterly side of West River Street;

THENCE South 43° 00' West 42.96 feet along the Southeasterly side of the new West River Street right- of-way line to the point of beginning.

Property being known as 202 West River Street, Wilkes-Barre, PA 18702

Being Luzerne County tax parcel and pin No. 73-H9SE4 -008-001-000

PARCEL B

BEGINNING at a corner in the Northeasterly side of Academy Street aforesaid about one hundred and fifty four feet from the Southeasterly side of West River Street and in line of land late of V. C. Coolbaugh, deceased; thence along Academy Street South forty seven degrees East forty feet to a corner on a ten foot alley; thence along the same North fifty degrees, forty nine minutes East one hundred twenty eight and eight tenths feet to a corner in line of lands now or late of Isaac M. Thomas; thence in a Northwesterly direction along said land forty one and four tenths feet to a corner in line of land now or late of Mrs. J. W. Fraser; thence along the same and lot late of V. C. Coolbaugh, deceased, South fifty degrees, forty nine minutes West one hundred forty one and two tenths feet to a corner on Academy Street, the place of beginning.

Commonly known as 127 Academy Street, Wilkes-Barre, PA 18702

PIN No. 73-H9SE4 -008-054-000

BEING the same premises which Robert P. Altmayer, II, by Deed dated 06/06/2012 and recorded 06/07/2012 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3012, Page 96347, granted and conveyed unto Academy St. Management, LLC, a Pennsylvania Limited Liability Corporation.

* * *

Title to said Parcel A and Parcel B vested in ACADEMY ST. MANAGEMENT, LLC.

Improvements thereon consist of mixed-use residential and commercial buildings and associated parking.

Seized and taken in execution as the property of ACADEMY ST. MANAGEMENT, LLC, a Pennsylvania limited liability company.

PROPERTY ADDRESS: 127 ACADEMY ST AND 202 WEST RIVER ST, WILKES-BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H9SE4 -008-001-000 AND 73-H9SE4 -008-054-000

Seized and taken into execution to be sold as the property of ACADEMY ST. MANAGEMENT, LLC in suit of SELF RELIANCE (N.Y.) FEDERAL CREDIT UNION.

Attorney for the Plaintiff:
SAVARESE LAW OFFICES
CHURCHVILLE, PA 215-322-7848

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania