

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2164/2025

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 Owner Trustee for the FLIC Residential Mortgage Loan Trust I

To case number 202502164

ALL THAT CERTAIN lot or piece of ground situate in 1st Ward of Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of lands now or formerly belonging to John Mahoney on the Southerly side of Hollenback Avenue; THENCE extending along said Hollenback Avenue forty (40) feet more or less towards River Street, to a stone corner; THENCE by line parallel with the line of said Mahoney line, one hundred (100) feet more or less to lands now or formerly of S.J. Polen; THENCE by said lands towards North Main Street, forty (40) feet more or less to lands now or late of John Mahoney; THENCE extending along said Mahoney lands towards Hollenback Avenue one hundred (100) feet more or less to Hollenback Avenue, the place of BEGINNING.

Title to said premises is vested in 64 West Hollenback Associates, LLC by Deed dated September 14, 2020 and recorded in the Official Records of Luzerne County on September 22, 2020 in Deed Book Volume 3020, Page 184409.

Property being known as: 64 West Hollenback Avenue, Wilkes Barre, PA 18702

Being Luzerne county tax parcel number and pin number: 73-H10NW1006004000

Improvements thereon consist of: N/A

Seized and sold as the property of: 64 West Hollenback Associates LLC

PROPERTY ADDRESS: 64 WEST HOLLENBACK AVE, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10NW1006004000

Seized and taken into execution to be sold as the property of 64 WEST HOLLENBACK ASSOCIATES LLC in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE PLIC RESIDENTAL MORTGAGE LOAN TRUST I.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania