

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5173/2024

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, 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, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION,

To Case number 2024-05173

SCHEDULE "A"

ALL the surface or right of soil of all that piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Jones Street, said point also being a corner of land now or formerly of John Endler;

THENCE south 41 1/2 degrees west one hundred nine 109 feet to a point, being the northeast corner of land of Richard Caverly;

THENCE North 48 1/2 degrees twenty-five (25) feet along the rear line of land of said Richard Caverly;

THENCE North 41 1/2 degrees one hundred nine (109) feet to a point on Jones Street;

THENCE South 48 1/2 degrees east twenty-five (25) feet to a point, the place of Beginning.

BEING known as 67 Jones Street, Wilkes-Barre, PA 18702

Parcel: # 73-I9NE4-005-002-000

BEING the same premises which HSKA2 LLC by Deed dated May 1, 2023 and recorded in the Official Records of Luzerne County on May 23, 2023 as Instrument Number 202327091 granted and conveyed unto Barre Luxury LLC.

67 Jones Street, Wilkes Barre, PA 18702

Tax Parcel Number: 73-I9NE4-005-002

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

Judgment Amount: \$122,968.34

Premise Being: 67 Jones Street, Wilkes Barre, PA 18702

Seized and sold as the property of Barre Luxury LLC

Judgment Number 2024-05173 (U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION v BARRE LUXURY LLC)

Dated: October 22, 2025

☐ Dana Marks, Esq. (205165)

☐ Robert Flacco, Esq. (325024)

☐ Danielle Johnson, Esq. (334703)

☐ Jacqueline F. McNally, Esq. (201332)

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

PROPERTY ADDRESS: 67 JONES ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE4-005-002

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 C/O U.S. BANK TRUST NATIONAL ASSOCIATION.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania