

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10137B/2021

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.

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By virtue of writ of execution issued by plaintiff US Bank Trust National Association as Trustee for Cabana Series V Trust  
To Case number 202110137

## SCHEDULE "A"

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

BEGINNING at a point and corner in line of a twenty (20) foot alley, now called Elk Place, said point and corner being seventy-four (74) feet distant from South River Street;

THENCE South thirty (30) degrees East along land now or late of Sidney L. Hyman and parallel with South River Street, fifty (50) feet to a point and corner;

Thence South sixty (60) degrees West along lands now or late of Robert MacCullum and John Curtis, twenty-six (26) feet, more or less, to a point and corner;

THENCE North thirty (30) degrees West along land nor or late of John Curtis, fifty (50) feet to a point and corner in line of said twenty (20) foot alley, now called Elk Place; and

THENCE North sixty (60) degrees East along said Elk Place, twenty-six (26) feet, more or less, to a point or corner, the place of beginning.

BEING the same premises conveyed to the grantor herein, by deed from Clifford M. Gratz and Kathleen R. Gratz, dated March 11, 1990 and recorded in Luzerne County Deed Book 2346, Page 347.

PIN: H9SE4 B27 L36

BEING the same premises which Clifford M. Gratz and Frances A. Gratz, his wife by Deed dated September 26, 1991 and recorded in the Official Records of Luzerne County on September 27, 1991 in Deed Book Volume 2398, Page 225, granted and conveyed unto Donald E. Hornlein and Janet A. Hornlein, his wife.

12 Elk Lane, Wilkes Barre, PA 18702

Tax Parcel Number: 73-H9SE4-027-036

Sale No:

Nicole Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$149,603.85

Premise Being: 12 Elk Lane, Wilkes Barre, PA 18702

Seized and sold as the property of Janet A. Hornlein, Wawa Property Holdings LLC, and Eliezer Hernandez Rosado, Judgment Number 202110137 (US Bank Trust National Association as Trustee for Cabana Series V Trust v Wawa Property Holdings LLC; Eliezer Hernandez Rosado; Janet A. Hornlein), with a judgment amount of \$149,603.85.

**SECOND THEREOF**

BEGINNING at a point on the southerly side of South River Street where the same intersects with a twenty (20) foot alley now called Elk Place, same being distant one hundred and fifty (150) feet northwesterly from the intersection of South Franklin Street with South River Street;

THENCE South sixty degrees West ( S. 60° W) seventy four (74) feet to a point in line of land now or late of L. Fred Burket;

THENCE South thirty degrees East ( S. 30° E) along said Burket line twenty-five (25) feet more or less to a point;

THENCE along a course North sixty degrees East (N 60° E) and continuing through the partition wall of a double frame dwelling known as Nos. 541 and 543 South River Street, seventy-four (74) feet to the line of South River Street;

THENCE along line of South River Street, North thirty degrees West (N 30° W) twenty-five (25) feet more or less to the place of beginning.

Formerly known as 541 South River Street, Wilkes-Barre, Pennsylvania  
PIN: H9SE4 B27 L37

BEING the same premises which Clifford M. Gratz and Frances A. Gratz, his wife by Deed dated September 26, 1991 and recorded in the Official Records of Luzerne County on September 27, 1991 in Deed Book Volume 2398, Page 225, granted and conveyed unto Donald E. Hornlein and Janet A. Hornlein, his wife.

541 River Street, Wilkes Barre, PA 18702

Tax Parcel Number: 73-H9SE4-027-037

Sale No:

Nicole Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$149,603.85

Premise Being: 541 River Street, Wilkes Barre, PA 18702

Seized and sold as the property of Janet A. Hornlein, Wawa Property Holdings LLC, and Eliezer Hernandez Rosado, Judgment Number 202110137 (US Bank Trust National Association as Trustee for Cabana Series V Trust v Wawa Property Holdings LLC; Eliezer Hernandez Rosado; Janet A. Hornlein), with a judgment amount of \$149,603.85.

**THIRD THEREOF**

BEGINNING at a point on the southerly side of South River Street, formerly called Dana Place, a distant one hundred (100) feet northwesterly from the intersection of South Franklin Street said point being, also, the northwest corner of land now or late of Lydia J. Herring;

THENCE along lend formerly of said Herring, Elias Lowenstein and John Curtis South sixty degrees West (S 60° W) seventy four (74) feet to a point and corner;

THENCE North thirty degrees west (N 30° W) twenty-five (25) feet to a point;

THENCE North sixty degrees East (N 60° E) and continuing through the partition wall of a double frame dwelling known as Nos. 541 and 543 South River Street, seventy-four (74) feet to the line of South River Street:

THENCE South thirty degrees East (S 30° E) along said South River Street seventy-five (25) feet to the place of

beginning.

Formerly known as 543 South River Street, Wilkes-Barre, Pennsylvania  
PIN: H9SE4 B27 L38

Second thereof being the same premises conveyed to the grantor herein, by deed from the Tax Claim Bureau of Luzerne County, recorded in Luzerne County Deed Book 2255, Page 764.

Third thereof being the same premises conveyed to the grantor herein, by deed from the Tax Claim Bureau of Luzerne County, recorded in Luzerne County Deed Book 2255, Page 764.

BEING the same premises which Clifford M. Gratz and Frances A. Gratz, his wife by Deed dated September 26, 1991 and recorded in the Official Records of Luzerne County on September 27, 1991 in Deed Book Volume 2398, Page 225, granted and conveyed unto Donald E. Hornlein and Janet A. Hornlein, his wife.

South River Street, Wilkes Barre, PA 18702  
Tax Parcel Number: 73-H9SE4-027-038  
Sale No:  
Nicole Francese, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$149,603.85  
Premise Being: South River Street, Wilkes Barre, PA 18702  
Seized and sold as the property of Janet A. Hornlein, Wawa Property Holdings LLC, and Eliezer Hernandez Rosado, Judgment Number 202110137 (US Bank Trust National Association as Trustee for Cabana Series V Trust v Wawa Property Holdings LLC; Eliezer Hernandez Rosado; Janet A. Hornlein), with a judgment amount of \$149,603.85.

Dated: October 21, 2025

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Nicole Francese, Esq.  
FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(T) (212) 471-5100  
(F) (212) 471-5150

PROPERTY ADDRESS: 541 RIVER ST, WILKES BARRE, PA 18702  
UPI / TAX PARCEL NUMBER: 73-H9SE4-027-037

**Seized and taken into execution to be sold as the property of WAWA PROPERTY HOLDINGS LLC in suit of US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR CABANA SERIES V TRUST.**

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

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania