SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8986/2025

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 05, 2027
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 trustee of New Roots M Trust
To Case number 2025-08986

SCHEDULE “A”

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Borough of Avoca, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Main Street in line of lands now or late of Luke O'Brien;

THENCE along said lands North Fifty-One Degrees, Fifty Minutes West (N 51° 50’ W) One Hundred Fifty (150) feet to a corner on an alley;

THENCE along said alley North Thirty-Eight Degrees, Ten Minutes East (N 38° 10’ E) Fifty (50) feet to a corner in line of lands late of Anthony Barrett, now or late Thomas M. Golden;

THENCE along said lands South Fifty-One Degrees Fifty Minutes East (S 51° 50’ E) One Hundred Fifty (150) feet to Main Street;

THENCE along Main Street South Thirty-Eight Degrees, Ten Minutes West (S 38° 10’ W) Fifty (50) feet to the place of beginning.

BEING part of Lot No. 25 on Main Street.

Parcel No.: 02-D12SE2-010-009-000

BEING the same premises which Joseph F. Schillaci and Maria Schillaci, his wife, by Deed dated April 19, 2023 and recorded in the Official Records of Luzerne County on April 27, 2023 in Deed Book Volume 3023, Page 71566, et seq., granted and conveyed unto 737 Main LLC.

737 Main Street, Avoca, PA 18641
Tax Parcel Number: 02-D12SE2-010-009-000
Sale No:
Timothy Cirino, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $465,930.47
Premise Being: 737 Main Street, Avoca, PA 18641
Seized and sold as the property of 737 Main LLC; Judgment Number 2025-08986 (U.S. Bank Trust National Association, not in its individual capacity but solely as trustee of New Roots M Trust v. 737 Main LLC), with a judgment amount of $465,930.47.

Dated: March 4, 2026

_____
Timothy A. Cirino, Esq. (326340)
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: 737 MAIN ST, AVOCA, PA 18641

UPI / TAX PARCEL NUMBER: 02-D12SE2-010-009-000

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of 737 MAIN LLC in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NEW ROOTS M TRUST.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.