SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11361/2023

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, DECEMBER 04, 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 VRMTG Asset Trust
To Case number 2023-11361

ALL THE SURFACE or right of soil in and to a certain piece or lot of land situate in the Borough of Plymouth County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Van Loon Street at a corner of land now or late of Adam and Sofia Malesewski, thence south twenty-nine (29) degrees, forty-five (45) minutes east, fifty (50) feet along said Van Loon Street to a corner of land now or late of Samuel Salsburg and Sarah Salsburg, his wife, thence north fifty-nine (59) degrees thirty (30) minutes east, one hundred thirty-four (134) feet along line of land now or late of the said Samuel Salsburg and Sara Salsburg, his wife, to line of lands now or late of Raynolds Estate; thence, north twenty-nine (29) degrees forty-five (45) minutes West fifty (50) feet along line of land of said Reynolds Estate to line of land now or late of Adam and Sofia Malesewski; thence, south fifty-nine (59) degrees thirty (30) minutes west one hundred thirty-four (134) feet along line of land now or late of said Adam and Sopia Malesewski to Van Loon Street, aforesaid, the place of beginning.

BEING Lot No. Eight (8) on Van Loon Street as shown on Map of portion of VanLoon Estate, Plymouth, Pennsylvania, said map being recorded in the Recorders Office of Luzerne County in Map Book Number 1, page 91, etc.

BEING the same premises which Dorothy L. Freeman by Deed dated June 5, 1989 and recorded in the Official Records of Luzerne County on June 5, 1989 in Deed Book Volume 2311, Page 542, granted and conveyed unto Jerry Freeman and Donald Freeman.

The said Donald Freeman a/k/a Donald E. Freeman departed this life on or about September 20, 2022. No estate has been opened as a result of the demise of Donald Freeman a/k/a Donald E. Freeman. Whereby operation of law, title vested in Jerry Freeman, Donald E. Freeman Jr. Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Thomas J. Freeman Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Eric Freeman Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Donna Smith Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Tamara Deitrick Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Erica Shoemaker Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Mary Freeman Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Ann Deyo a/k/a Anne Deyo a/k/a Anne Freeman, Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Unknown Surviving Heirs of Donald Freeman a/k/a Donald E. Freeman.

194 -196 Van Loon Street, Plymouth, PA 18651
Tax Parcel Number: 48-H8SW3-024-036-000
Timothy A. Cirino, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $20,548.19
Premise Being: 194 -196 Van Loon Street, Plymouth, PA 18651

Seized and sold as the property of Jerry Freeman
Judgment Number 2023-11361 (U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust v Jerry Freeman, Donald E. Freeman Jr. Known Surviving Heir of Donald Freeman A/K/A Donald E. Freeman, Thomas J. Freeman Known Surviving Heir of Donald Freeman A/K/A Donald E. Freeman, Eric Freeman Known Surviving Heir of Donald Freeman A/K/A Donald E. Freeman, Donna Smith Known Surviving Heir of Donald Freeman A/K/A Donald E. Freeman, Tamara Deitrick Known Surviving Heir of Donald Freeman A/K/A Donald E. Freeman, Erica Shoemaker Known Surviving Heir of Donald Freeman A/K/A Donald E. Freeman, Mary Freeman Known Surviving Heir of Donald Freeman A/K/A Donald E. Freeman, Ann Deyo A/K/A Anne Deyo A/K/A Anne Freeman, Known Surviving Heir of Donald Freeman A/K/A Donald E. Freeman, Unknown Surviving Heirs of Donald Freeman A/K/A Donald E. Freeman)

Dated: March 4, 2026

(c) CountySuite Sheriff, Teleosoft, Inc.

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

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 Jacqueline McNally, Esq. (201332)
 Timothy A. Cirino, Esq. (326340)
 Robert Flacco, Esq. (325024)
 Nicole Francese, Esq. (332253)

PROPERTY ADDRESS: 194-196 VAN LOON ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 48-H8SW3-024-036-000

Seized and taken into execution to be sold as the property of FREEMAN, JERRY KNOWN SURVIVING HEIR OF DONALD FREEMAN A/K/A DONALD E. FREEMAN, DONALD E FREEMAN, JR, KNOWN SURVIVING HEIR OF DONALD FREEMAN A/K/A DONALD E FREEMAN, THOMAS J FREEMAN, KNOWN SURVIVING HEIR OF DONALD FREEMAN A/K/A DONALD E FREEMAN, ERIC FREEMAN, KNOWN SURVIVING HEIR OF DOANLD FREEMAN A/K/A DONALD E FREEMAN, DONNA SMITH, KNOWN SURVIVING HEIR OF DONALD FREEMAN A/K/A DONALD E FREEMAN, TAMARA DEITRICK, KNOWN SURVIVING HEIR OF DONALD FREEMAN A/K/A DONALD E FREEMAN, ERICA SHOWMAKERM KNOWN SURVIVING HEIR OF DONALD FREEMAN A/K/A DONALD E FREEMAN, MARY FREEMAN, KNOWN SURVIVING HEIR OF DONALD FREEMAN A/K/A DONALD E FREEMAN, ANN DEYO A/K/A ANNE DEYO A/K/A ANNE FREEMAN, KNOWN SURVIVING HEIR OF DONALD FREEMAN A/K/A DONALD E FREEMAN, UNKNOWN SURVIVING HEIRS OF DONALD FREEMAN A/K/A DONALD E FREEMAN AND FREEMAN, ANN A/KA/ ANNE FREEMAN in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST C/O NEWREZ LLC, F/K/A NEW PENN FINANCIAL,LLC, D/B/A SHELLPOINT MORTGAGE SERVICING.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.