

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8993/2025

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, AUGUST 07, 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 U.S. Bank Trust National Association, as trustee for LB-Igloo Series VI Trust  
To Case number 202508993

ALL THAT CERTAIN lot, piece or parcel of land, situate in the 19th Ward of the City of Wilkes-Barre (formerly Borough of Parsons) County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 31 on St. Clair Street (formerly called Grant or Grand Street); thence North 56 degrees 25 minutes West, one hundred twenty-five (125) feet to the line of ten foot alley; thence North 33 degrees 35 minutes East, fifty-five (55) feet to the line of another ten foot alley; thence South 56 degrees 25 minutes East along the line of said alley; one hundred twenty-five (125) feet to the line of St. Clair Street (formerly Grant or Grand Street); thence along the line of St. Clair Street (formerly Grant or Grand Street) fifty-five (55) feet to the place of beginning.

BEING all of Lot Nos. 19 and 29 on the Map showing Property of Joseph K. Weitzenkorn Plot or lots, as recorded in Luzerne County Map Book No. 1, Page 43.

BEING the same premises which Carl Krutski and Karen Krutski by Deed dated July 29, 2021, and recorded in the Official Records of Luzerne County on August 3, 2021, as Instrument 202148832 granted and conveyed unto 124 Saint Clair Associates LLC.

124 Saint Clair Street, Wilkes Barre, PA 18705

Tax Parcel Number: 73-G10SE4-002-002-000

Sale No:

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

Judgment Amount: \$138,266.44

Premise Being: 124 Saint Clair Street, Wilkes Barre, PA 18705

Seized and sold as the property of 124 Saint Clair Associates LLC Judgment Number 202508993 (U.S. Bank Trust National Association, as trustee for LB-Igloo Series VI Trust v 124 Saint Clair Associates LLC ), with a judgment amount of \$138,266.44.

Dated: April 27, 2026

Nicole Francese, Esq. (332253)

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: 124 SAINT CLAIR ST, WILKES BARRE, PA 18705

UPI / TAX PARCEL NUMBER: 73-G10SE4-002-002-000

**Seized and taken into execution to be sold as the property of 124 SAINT CLAIR ASSOCIATES LLC in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-IGLOO SERIES VI TRUST.**

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

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania