SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4149/2026

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 a Writ of Execution issued by: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-5

No. 202604149

ALL THAT CERTAIN lot, piece and parcel of land situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania, bounded and described as follows:
BEGINNING at a point on the southeasterly side line of Welles Street at a corner of land now or formerly of Harry Karp, et ux.; thence along the line of said land, North 31 ½ degrees West, one hundred seventeen (117) feet to a corner of lot of land now or formerly of Frank Tavanna, et ux., thence along said land, North 58 ½ degrees East, forty (40) feet to a corner on line of land now or formerly of Michael Popick, et ux.; thence along line of said, South 31 ½ degrees East, one hundred seventeen (117) feet to a corner on the northwesterly sideline of said South Welles Street; and thence along said Street, South 58 ½ degrees West, forty (40) feet to a point, the place of beginning.
BEING Lot No. 2 on plot of lots of Anning and Urban Dilley. Being improved with a frame dwelling house consisting of 3 apartments.
PIN# 73-H10SW4-014-015-000

BEING the same premises which Peter Geanacopouloa and Deborah Geanacopoulos by Deed dated August 09, 2022 and recorded in the Office of Recorder of Deeds of Luzerne County on September 2, 2022 at Book 3022, Page 227293 granted and conveyed unto 285 Coal st LLC, a Pennsylvania limited liability company.

PROPERTY BEING KNOWN AS 65 South Welles Street, Wilkes-Barre, PA 18702-5138

Being Luzerne County Tax Plate No. 73-H10SW4-014-015-000 and PIN: 73H10SW4014015000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: 285 Coal st LLC, a Pennsylvania limited liability company

PROPERTY ADDRESS: 65 SOUTH WELLES ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10SW4-014-015-000

Seized and taken into execution to be sold as the property of 285 COAL ST LLC A PENNSYLVANIA LIMITED LIABILITY COMPANY in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2022-5.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.