SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4932/2026

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:

AT 12:00 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.

All those certain lots of pieces of ground situate in the 14th Ward in the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point one hundred fifteen and five-tenths (115.5) feet distant from the Northwesterly corner of Lot No. 27 on the plot aforesaid;

THENCE along said Lot No. 27, South 42 degrees West about one hundred fifteen and five tenths (115.5) feet to the line of a 15-foot alley; formerly Daisy Lane known as Bradford Street;

THENCE along the line of Bradford Street North 48 degrees West fifty (50) feet to the Southeasterly corner of Lot No. 23 on said plot;

THENCE along the line of said Lot No. 23, North 42 degrees East about one hundred fifteen and five tenths (115.5) feet to a corner of land formerly of Clarence Maier; and

THENCE along line of said Maier land South 48 degrees East fifty (50) feet the place of beginning.

BEING the same premises which M3TR, LLC, a Virginia Limited Liability Company, by Deed dated 01/22/2024 and recorded 01/24/2024 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3024, Page 12950, granted and conveyed unto Jesus Jimienez.

BEING PREMISES: 64 Bradford Street, Wilkes-Barre, PA 18702

TAX ID: 73-I9NE4-019-030-000

BEING the same premises which Jesus Jimenez. by Deed dated December 26, 2024 and recorded in the Official Records of Luzerne County on January 7, 2025 in Deed Book Volume 3025, Page 5008, as Instrument granted and conveyed unto BIPECA LLC.

Judgment Amount: $308,684.65

Seized and sold as the property of BIPECA LLC Judgment Number 202604932 (Barclays Bank PLC v BIPECA LLC), with a judgment amount of $308,684.65.

Dated: September 1, 2026

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Nicole Francese, Esq. (332253)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
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Garden City, NY 11530
(T) (212) 471-5100
(F) (212) 471-5150

PROPERTY ADDRESS: 64 BRADFORD ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE4-019-030-000

Seized and taken into execution to be sold as the property of BIPECA LLC in suit of BARCLAYS BANK PLC.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.