

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4378/2026

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 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.

By virtue of writ of execution issued by Plaintiff US Bank Trust National Association, not in its individual capacity
but solely as Owner Trustee for VRMTG Asset Trust

To Case Number 202604378

SCHEDULE "A"

ALL the surface or soil of all that certain piece, parcel, lot or tract of land situate in the Borough of Hughestown,
County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows to
wit:

Lot 70' x 180'
Lot 2 — First Street
Hughestown Borough
Luzerne County, Pennsylvania
Claim No: 28-14-3

BEING Lot No. 2 on First Street in the Borough of Hughestown as per map in the Pennsylvania Coal Company's
Office. Said Lot No. 2 being seventy (70') feet at right angles in front on First Street and extending parallel with
Center Street an average depth of one-hundred eighty (180') feet to Second Street. Containing 12,600 square
feet of land, or thereabout.

For Informational Purposes Only:
Property Address: 12 1st Street, Pittston, PA 18640
Tax ID: 28-E12NW1-007-016-000

BEING the same premises which Grace Deeble, widow, Linda George, Bruce Deeble, Ronald Deeble, Nancy
Newcomb, and Scott Deeble, by Deed dated July 22, 2010 and recorded in the Official Records of Luzerne
County on July 30, 2010, in Deed Book Volume 3010, Page 125867, et seq., granted and conveyed unto Grace
Deeble, widow.

And Grace Deeble is believed to have departed this life on January 17, 2021.

12 1st Street, Pittston, PA 18640
Tax Parcel Number: 28-E12NW1-007-016-000
Sale No:
Danielle Johnson, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$317,187.28
Premise Being: 12 1st Street, Pittston, PA 18640
Seized and sold as the property of Grace Deeble, widow (Deceased)
Judgment Number 202604378 (US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST v. LINDA GEORGE KNOWN
HEIR OF GRACE DEEBLE, DECEASED; NANCY NEWCOMB KNOWN HEIR OF GRACE DEEBLE,
DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GRACE DEEBLE, DECEASED), with a judgment
amount of \$317,187.28.

Dated: September 4, 2026

☐ Perry Russell, Esq. (334517)
☐ Danielle Johnson, Esq. (334703)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
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Seized and taken into execution to be sold as the property of DEEBLE, GRACE, DECEASED LINDA GEORGE KNOWN HEIR, NANCY NEWCOMB KNOWN HEIR OF GRACE DEEBLE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GRACE DEEBLE, DECEASED in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.