

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3038/2026

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.

ALL that certain lot, piece or parcel of ground situate in the City of Hazelton, County of Luzerne, and Commonwealth of Pennsylvania, being Lot No. Four (4), in Square No. One Hundred Seventy-One (171) on the plan of the Diamond Addition of said City, bounded and described as follows, to wit:

BEGINNING at a point in the Easterly line of Peace Street said point being a distance of Ninety-six (96) feet Northwardly from the Northeasterly corner of Peace and Seventeenth Streets;

THENCE Northwardly along the Easterly line of Peace Street for a distance of Thirty-two (32) feet to a point in the Southerly line of Lot No. Five (5);

THENCE extending of that same thirty-two (32) feet width or breadth in length or depth Eastwardly and at right angles with said Peace Street for a distance of Two Hundred (200) feet to the Westerly line of an alley.

BEING PREMISES: 863 Peace Street, Hazelton, PA 18201

Tax Parcel Number: 71-T8NW14-014-014

BEING the same premises which Charles J. Vilcko and Carol L. Vilcko, his wife, by Deed dated October 31, 2005 and recorded in the Official Records of Luzerne County on November 2, 2005 in Deed Book Volume 3005, Page 292563, et seq., granted and conveyed unto John J. Motto.

Judgment Amount: \$49,362.08

Seized and sold as the property of John J. Motto; Judgment Number 202603038 (U.S. Bank Trust National Association, as Trustee of the Brackenridge Mortgage Trust v. John J. Motto), with a judgment amount of \$49,362.08.

Dated: September 2, 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: 863 PEACE STREET, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8NW14-014-014

Seized and taken into execution to be sold as the property of JOHN J. MOTTO in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BRACKENRIDGE MORTGAGE TRUST.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA 212-471-5100

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania