

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3674/2020

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 04, 2023
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.

ALL that certain lot, piece or parcel of land situate in the Borough of Avoca, Luzerne County, Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a corner of land two and eight tenths (2.8) rods in a Northwesterly direction from corner of other land now or late of Stanley Guzik and Julia Guzik, his wife;

THENCE North forty-four (44) degrees and forty-five (45) minutes West two and eight tenths (2.8) rod, to a corner of lot conveyed by the Pennsylvania Coal Company to Miles D. Shales;

THENCE along said land ten and fifty-five hundredths (10.55) rods to a corner in line of land now or late of Henry Shales lot;

THENCE along the game South sixty-five (65) degrees and forty-five (45) minutes East three (3) rod, to a corner; and

THENCE in a Southerly direction along other land now or late of Stanley Guzik and Julia Guzik, him wife, eleven and seventy-five hundredths (11.75) rods to the PLACE OF BEGINNING.

BEING the same premises in which Concetta D. Mastruzzo by Deed, dated 12/12/2006 and recorded 12/13/2006 in the Office of Recorder of Deeds in and for the County of Luzerne, in Deed Book 3006, Page 354179, granted and conveyed unto Mary Lou Koza, in fee.

Pin No. D12SE1 B1A L3; Plate NO. 2-1-109-6

EXCEPTING and RESERVING the parcel conveyed to The Borough of Avoca by deed of Geraldine A. McCawley dated February 4, 1997 and recorded in Luzerne County Deed Book 2655 page 105.

Tax Parcel: 02-D12SE1-01A-003-000

Premises Being: 708 Mill Street, Avoca, PA 18641

PROPERTY ADDRESS: 708 MILL ST, AVOCA, PA 18641

UPI / TAX PARCEL NUMBER: 02-D12SE1-01A-003-000

Seized and taken into execution to be sold as the property of MARY LOU KOZA in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania