

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3265/2023

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, JUNE 14, 2024
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 Writ of Execution issued by Plaintiff, Choice One Community Credit Union.

To case number 2023 - 03265

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Avoca, County of Luzerne and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Easterly side of Grove Street, said corner, the place of beginning; being 50 feet in the direction of South 24 degrees, 14 minutes West from School Street; thence along south 65 degrees, 46 minutes East along lot now or late of Peter Kreitzer, 150 feet to a corner on an alley; Thence South 24 degrees, 14 minutes West 40 feet along an alley to a corner; Thence North 65 degrees, 46 minutes West along land now or late of Benjamin Serline, 150 feet to a corner on Grove Street aforesaid and Thence North 24 degrees, 14 minutes East 40 feet along the Easterly side of Grove Street to the place of beginning.

Being the same premises conveyed unto Brian J. Connolly and Debra A. Connolly, his wife by Deed of Jean M. Davis, dated May 21, 2004 and recorded May 24, 2204 in Luzerne County Record Book 3004 at page 122641.

This deed is made subject to all conditions, exceptions, reservations and exonerations in all prior deeds of this chain of title.

Property being known as 528 Grove Avenue, Avoca, Pennsylvania 18641.

Being Luzerne County tax parcel and pin number: 02-D12SE4-009-002-000

Improvements thereon consist of: A residential dwelling situate 528 Grove Avenue, Avoca, Pennsylvania 18641.

Seized and taken in execution as the property of Brian J. Connolly and Debra A. Connolly, his wife.

PROPERTY ADDRESS: 528 GROVE ST, AVOCA, PA 18641

UPI / TAX PARCEL NUMBER: 02-D12SE4-009-002-000

Seized and taken into execution to be sold as the property of **BRIAN J CONNOLLY AND DEBRA A CONNOLLY** in suit of **CHOICE ONE COMMUNITY CREDIT UNION**.

Attorney for the Plaintiff:
MARSH & ASSOCIATES LLC
PLAINS, PA 570-826-1810

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania