

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4762/2025

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 05, 2025
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: Pennsylvania State Employees Credit Union

To case number: 202504762

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED IN THE BOROUGH OF WHITE HAVEN, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS,

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF BUFFALO AND ELMIRA STREETS;

THENCE IN AN EASTERLY DIRECTION, FORTY (40) FEET;

THENCE IN A SOUTHERLY DIRECTION ALONG THE LINE OF LOT NO. 28, SIXTY-ONE FEET SIX (6) INCHES;

THENCE IN A WESTERLY DIRECTION, FORTY (40) FEET;

THENCE IN A NORTHERLY DIRECTION ALONG ELMIRA STREET TO THE PLACE OF BEGINNING.

CONTAINING 2,460 SQUARE FEET, MORE OR LESS

BEING THE SAME PREMISES WHICH JANET ROSE NELSON, WIDOW, BY DEED DATED 07/15/2015, AND RECORDED 07/15/2015, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LUZERNE AS DEED BOOK 3015, PAGE 126688 GRANTED AND CONVEYED UNTO JOSHUA CUNNINGHAM, IN FEE.

Title to said premises is vested in Joshua Cunningham

Property being known as: 312 Buffalo Street, White Haven, PA 18661

Being Luzerne county tax parcel and pin number: 68-P12NW1-021-001-000

Improvements thereon consist of: Single Family Residential

Seized and taken in execution as the property of Joshua Cunningham.

PROPERTY ADDRESS: 312 BUFFALO ST, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 68-P12NW1-021-001-000

Seized and taken into execution to be sold as the property of JOSHUA CUNNINGHAM in suit of PENNSYLVANIA
STATE EMPLOYEES CREDIT UNION.

Attorney for the Plaintiff:
WELTMAN WEINBERG & REIS CO., L.P.A.
PHILADELPHIA, PA 216-739-5629

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania