

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3593/2021

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:

**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.

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By virtue of a Writ of Execution issued by Plaintiff, ESSA Bank & Trust to case number 3593-2021 out of the Court of Common Pleas of Luzerne County.

All the surface of all that certain piece or parcel of land situate in the Borough of Kingston, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner of the southeasterly side of first avenue, said corner being in the dividing line between Lots Nos. 38 and 39 on Plot of Lots hereinafter mentioned; thence along said dividing line, South 29 Degrees 56 Minutes East, One-Hundred five and seven one-hundredths (105.07) feet to a corner; thence on a course of north 60 degrees 04 minutes east, forth-two and eighty one-hundredths (42.80) feet, more or less, to a corner; thence north 29 degrees 56 minutes west, and extending through the center of a four car concrete block garage, and along the center line of a concrete driveway, one-hundred five and seven one-hundredths (105.07) feet to a corner in the southeasterly side of First Avenue; thence along the southeasterly side of said First Avenue, South 60 degrees 04 minutes West, Forty-Two and Eighty One-Hundredths (42.80) feet, more or less, to the place of beginning.

Being known as 122-124 First Avenue.

BEING the same premises conveyed by PNC Bank National Association Deed dated April 14, 2014 and recorded in the Luzerne County Recorder of Deeds Office on April 22, 2014 in Record Book Volume 3014, Page 62447, to Bovo Rentals II, LLC.

TITLE TO SAID PREMISES IS VESTED IN Bovo Rentals II, LLC by Deed dated April 14, 2014, and recorded in the Luzerne County Recorder of Deeds Office on April 22, 2014, in Record Book Volume 3014, 62447.

PROPERTY BEING KNOWN AS: 122-124 First Avenue, Kingston, PA 18704.

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 34  
-H9NE3-006-026-000

IMPROVEMENTS THEREON CONSIST OF a Residential Dwelling known as: 122-124 First Avenue, Kingston, PA 18704

NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution as the property of: Bovo Rentals II, LLC, and Robert F. Bovolick.

PROPERTY ADDRESS: 122-124 FIRST AVE, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-H9NE3-006-026-000

Seized and taken into execution to be sold as the property of BOVO RENTALS II, LLC AND ROBERT F. BOVOLICK  
in suit of ESSA BANK & TRUST.

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**Attorney for the Plaintiff:**  
NEWMAN WILLIAMS MISHKIN CORVELEYN WOLFE & FARERI  
STROUDSBURG, PA 570-421-9090

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania