

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9651/2021

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.

---

By virtue of writ of execution issued by Plaintiff: Navy Federal Credit Union  
To case number: 2021-09651

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE BOROUGH OF WEST WYOMING, LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE SOUTHWESTERLY SIDE LINE OF FOURTH STREET IN THE BOROUGH OF WEST WYOMING, SAID POINT BEING TWO HUNDRED FORTY (240) FEET FROM THE INTERSECTION OF HARDING AVENUE AND FOURTH STREET IN THE DIRECTION SOUTH 31 DEGREES 40 MINUTES EAST; THENCE ALONG THE DIVIDING LINE OF LOTS NOS. 54 AND 56, SOUTH 58 DEGREES 20 MINUTES WEST, ONE HUNDRED THIRTY-SEVEN (137) FEET TO A POINT; THENCE SOUTH 31 DEGREES 40 MINUTES EAST, TWO HUNDRED (200) FEET TO A CORNER COMMON TO LOTS NOS. 64 AND 66; THENCE ALONG THE DIVIDING LINE OF LOTS NOS. 64 AND 66, NORTH 58 DEGREES 20 MINUTES EAST, ONE HUNDRED THIRTY-SEVEN (137) FEET TO THE SOUTHWESTERLY SIDE LINE OF FOURTH STREET AFORESAID; THENCE ALONG THE SOUTHWESTERLY SIDE LINE OF FOURTH STREET, NORTH 31 DEGREES 40 MINUTES WEST, TWO HUNDRED (200) FEET TO THE PLACE OF BEGINNING.

BEING ALL LOTS NOS. 56, 58, 60, 62, AND 64 AS THEY APPEAR ON MAP OF GOLDBERG AND MORITZ RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF LUZERNE COUNTY IN MAP BOOK 2 AT PAGE 278, AND ALSO THE SAME LOTS AS THEY APPEAR ON MAP OF FREEDMAN AND DATNER RECORDED IN SAID OFFICE IN MAP BOOK 2 AT P 245.

COMMONLY KNOWN AS: 436 WEST 4TH STREET, WEST WYOMING, PA 18644

BEING THE SAME PREMISES THAT DORA GIOVANNINI, WIDOW BY DEED DATED 02/02/2007 AND RECORDED ON 02/08/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN THE COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA IN DEED BOOK 3007, PAGE 36824 AND AS INSTRUMENT NO. 5749699 GRANTED AND CONVEYED UNTO EDWARD J. MCDONNELL AND ANDREA M. MCDONNELL, HUSBAND AND WIFE.

EDWARD J. MCDONNELL DEPARTED THIS LIFE ON 12/14/2014 LEAVING ANDREA M. MCDONNELL AS SOLE OWNER OF THE PROPERTY.

ANDREA M. MCDONNELL DEPARTED THIS LIFE ON 09/27/2021.  
Property being known as 436 West 4th St, West Wyoming, PA 18644  
Improvement thereon: Residential with buildings  
Seized and taken in execution as the property of: Unknown Heirs, Personal Representatives, and Devisees of Andrea McDonnell a/k/a Andrea M. McDonnell, deceased

PROPERTY ADDRESS: 436 WEST 4TH ST, WEST WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 66E10SE200113F000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS,PERSONAL REPRESENTATIVES,  
AND DEVISEES OF ANDREA MCDONNELL A/K/A ANDREA M MCDONNELL, DECEASED in suit of NAVY FEDERAL  
CREDIT UNION.

---

**Attorney for the Plaintiff:**  
RICHARD SQUIRE & ASSOCIATES, LLC  
JENKINTOWN, PA 215-886-8790

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