

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 211/2022

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:

**THURSDAY, JUNE 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.

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By virtue of writ of execution issued by plaintiff: Mortgage Assets Management, LLC

To case number: 202200211

ALL THE SURFACE OR RIGHT OF SOIL OF ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE BOROUGH OF WYOMING, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

SITUATE ON THE NORTHWESTERLY SIDE OF MONOCANOCK AVENUE, IN AN ALLOTMENT KNOWN AS MONUMENT PARK, AND HAVING A FRONT OR WIDTH OF SIXTY (60) FEET, A DEPTH ON THE WESTERLY SIDE OF ONE HUNDRED FOURTEEN AND SIXTY-SIX ONE-HUNDREDTHS (114.66) FEET, AND A DEPTH ON THE EASTERLY SIDE OF ONE HUNDRED NINETEEN AND SIXTY-SIX ONE-HUNDREDTHS (119.66) FEET, BEING FORTY-FOUR AND THREE ONE-HUNDREDTHS (44.03) FEET ACROSS THE REAR. BEGINNING AT A POINT ON THE AFORESAID NORTHWESTERLY SIDE OF MONOCANOCK AVENUE, SAID POINT BEING IN THE DIVISION SIDE LINE BETWEEN LOTS NOS. 37 AND 38, IN BLOCK "E", AND BEING DISTANT TWO HUNDRED EIGHTY (280) FEET, MEASURED IN A SOUTHWESTERLY DIRECTION AND ALONG THE SAID NORTHWESTERLY SIDE OF MONOCANOCK AVENUE FROM THE INTERSECTION OF THE SAME WITH THE SOUTHWESTERLY SIDE OF TENTH STREET; THENCE (1) ALONG THE SAID NORTHWESTERLY SIDE OF MONOCANOCK AVENUE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF FOUR HUNDRED THIRTY-FOUR AND FIFTY-SIX ONE-HUNDREDTHS (434.56) FEET, A DISTANCE OF SIXTY (60) FEET TO A POINT IN THE DIVISION SIDE LINE BETWEEN LOTS NOS. 40 AND 41; THENCE (2) ALONG THE DIVISION SIDE LINE BETWEEN SAID LOTS NOS. 40 AND 41, NORTH 12 DEGREES 9 MINUTES WEST, ONE HUNDRED FOURTEEN AND SIXTY-SIX ONE-HUNDREDTHS (114.66) FEET TO A POINT COMMON TO LOTS NOS. 8, 40 AND 41; THENCE (3) ALONG THE REAR DIVISION LINE BETWEEN LOTS NOS. 8, 9, AND 10, AND LOTS NOS. 38, 39 AND 40, NORTH 67 DEGREES 18 MINUTES EAST FORTY-FOUR AND THREE ONE-HUNDREDTHS (44.03) FEET TO A POINT IN THE DIVISION SIDE LINE BETWEEN LOTS NOS. 37 AND 38; THENCE (4) ALONG THE DIVISION SIDE LINE BETWEEN SAID LOTS NOS. 37 AND 38, SOUTH 20 DEGREES 4 MINUTES EAST ONE HUNDRED NINETEEN AND SIXTY-SIX ONE-HUNDREDTHS (119.66) FEET TO A POINT ON THE AFORESAID NORTHWESTERLY SIDE OF MONOCANOCK AVENUE, THE PLACE OF BEGINNING

APN: 67-F102NE2-006-033-000 & 67-F10NE2-006-015.000

TITLE TO SAID PREMISES IS VESTED IN Thelma M. O'Connell from Thomas C. Daley by Deed dated 10/13/1977, recorded on 10/13/1977 in Deed Book 1937, Page 801.

By Virtue of Death of said Thelma M. O'Connell on 1/31/2021, title vest in her heir Henry O'Connell Known Heir of Thelma M. O'Connell, Deceased.

Property being known as 623 Susquehanna Avenue, Wyoming, PA 18644

Being Luzerne County Tax Parcel Number and PIN Number: 67-F102NE2-006-033-000 &  
67-F10NE2-006-015.000

Improvements consist of: Residential Dwelling

Seized and taken in execution as the property of: Henry O'Connell Known Heir of Thelma M. O'Connell, Deceased

PROPERTY ADDRESS: 623 SUSQUEHANNA AVE, WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 67-F102NE2-006-033-000 &

**Seized and taken into execution to be sold as the property of O'CONNELL, HENRY KNOWN HEIR OF THELMA M. O'CONNELL, DECEASED AND UNKNOWN HEIRS, SUCCESSORS AND ALL PERSONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER THELMA M. O'CONNELL, DECEASED in suit of MORTGAGE ASSET MANAGEMENT, LLC.**

**Attorney for the Plaintiff:**  
PINCUS LAW GROUP PLLC  
MARLTON, NJ 484-575-2201

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