

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 3183/2024

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:

**MONDAY, OCTOBER 07, 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.

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ALL THOSE CERTAIN Pieces Or Parcels Of Land Situated in The Borough of Edwardsville, County Of Luzerne And State Of Pennsylvania, Bounded And Described As Follows:

PARCEL NO. 1:

BEGINNING at a Corner on Church Street (Formerly Plymouth Road), Being The Northeast Corner Of Lot No. 37 And The Northwest Corner Of Lot No. 35 On Plot Of Lots Hereinafter Referred to; THENCE along Said Church Street, North 51 Degrees 55 Minutes East, Twenty-Five and Sixty-Five One-Hundredths (25.65) Feet To A Corner, Being The Center Point In The Frontage Of Lot No. 35; THENCE Through the Center of Lot No. 35 And The Center Wall Dividing A Two-Family Dwelling And Through Land Now Or Formerly Of Hugh Jones, South 25 Degrees East, One Hundred Thirty-Four (134) Feet To A Corner In Line Of Lot No. 24:

THENCE Along Lot No. 24 South 65 Degrees West, Twenty-Five (25) Feet to a Corner; THENCE Along Lands Now or Formerly of David Phillips, North 25 Degrees West, One Hundred Twenty-Eight And Two-Tenths (128.2) Feet To The Corner On Church Street, Place Of Beginning.

CONTAINING 3,278 Square Feet Of Land, and Being The Southwesterly Half Of Lot No. 35 As Designated On A Map Of Building Lots On Lands Known As "Ross Hill Farm".

PARCEL NO. 2:

BEGINNING at a Point in the Dividing Line Between Parcels 2 and 1 of The Postupak-Viaud Re-Subdivision Plot. Said Point Being Located in The Northerly Line of Land Now Or Formerly Peter T. And Andrea M. Grella as Recorded in Luzerne County Deed Book 2126, Page 835 And Located North 55 Degrees 19 Minutes 00 Seconds East, 60.00 Feet From The Northeasterly Sideline Of The Fifty (50) Foot Wide Garfield Street; THENCE From Said Point and along The Dividing Line Between Parcels 2 and 1 of Said Plot, North 34 Degrees 41 Minutes 00 Seconds West, 50.00 Feet to a Point In The Dividing Line Between Parcel 2 Of Said Plot And Lands Now Or Formerly Barbara And Robert Mullery As Recorded In Luzerne County Deed Book 1869, Page 948. THENCE From Said Point And Along Said Dividing Line And Continuing Along The Southerly Line Of Lands Of Leon C. Viaud (The Grantee Herein) As Recorded In Luzerne County Deed Book 2004, Page 652 And Lands Now Or Formerly Of William Bryden As Recorded In Luzerne County Deed Book 2321, Page 905, North 55 Degrees 19 Minutes 00 Seconds East, 90.00 Feet To A Point In The Dividing Line Between Parcel 2 of Said Plot And Lands Now Or Formerly George C. And Dorothy C. Hadvance as Recorded in Luzerne County Deed Book 1696, Page 131. THENCE From Said Point and Along Said Dividing Line South 34 Degrees 41 Minutes 00 Seconds East, 50.00 Feet to a Point in The Dividing Line Between Parcel 2 Of Said Plot and the Aforesaid Grella Lands.

CONTAINING a Total Area of 4,500.0 Square Feet of Land, be the Same, More or Less.

The above described Parcel 2 is to Be Combined With Adjoining Lands (Known as #256 Church Street) of The Grantee Herein.

Being Parcel Number 2 as same appears on the Postupak – Viaud Resubdivision as same is Recorded In Luzerne County Map Book 71 at Page 73 in the Office of the Recorder of Deeds of Luzerne County.

SUBJECT to Restrictions, Reservations, Easements, Covenants, Oil, Gas or Mineral Rights of Record, if any.

TITLE TO SAID PREMISES VESTED IN Donna M. Tirella, A/K/A Donna Gutierrez deeded by Donna M. Tirella, A/K/A Donna Gutierrez, individually and as Executrix of the Estate of Leon Viaud, A/K/A Leon C. Viaud Dated: October 23, 2007 Recorded: October 24, 2007

Bk/Pg #: 3007/281652.

PROPERTY BEING KNOWN AS: 256 Church Street Edwardsville, PA 18704

Being PIN #: 18-G9S2 -007-004-000

Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 256 CHURCH ST, EDWARDSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 18-G9S2 -007-004-000

Seized and taken into execution to be sold as the property of TIRELLA, DONNA M. AKA DONNA M GUTIERREZ AKA DONNA GUTIERREZ in suit of M&T BANK.

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**Attorney for the Plaintiff:**  
KML LAW GROUP  
PHILADELPHIA, PA 215-627-1322

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