

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4485/2024

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:

**FRIDAY, DECEMBER 06, 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 THAT CERTAIN, lot, piece or parcel of land situate in the Borough of Duryea, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Northwesterly line of Foote Avenue, said point being the Easterly corner of land now or late of A. Cremard; thence North 48 degrees, 58 minutes East 200 feet to a point which marks the Northerly corner of said Cremard property, thence North 38 degrees, 58 minutes East 63.25 feet to a point; thence South 48 degrees, 58 minutes East 200 feet more or less to a point on Foote Avenue, South 39 degrees, 00 minutes West 65 feet to the place of BEGGINNING.

Pin: D12S1001003

BEING the same premises conveyed by Stephanie Koytek unto John Koytek by Deed dated June 29, 2012 and recorded at Luzerne County Book 3015 Page 99476 in and for the recorder of Deeds of Luzerne County.

Title to the said Premises being invested in John Koytek

Improvements thereon consist of: a single family single story house.

PROPERTY ADDRESS: 91 FOOTE AVE, DURYEA, PA 18642

UPI / TAX PARCEL NUMBER: 14-D12S1 -001-003-000

Seized and taken into execution to be sold as the property of JOHN KOYTEK in suit of DAVID KELLER.

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Attorney for the Plaintiff:  
DAVID KELLER  
BRODHEADSVILLE, PA 570-730-3755

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