

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1041/2025

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, OCTOBER 03, 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.

By virtue of Writ of Execution issued by Plaintiff, Choice One Community Credit Union.

To case number 2025 - 01041

ALL THAT certain piece or parcel of land situate in the Borough of Hughestown, County of Luzerne and Commonwealth of Pennsylvania, which premises is more particularly described as follows:

BEGINNING at the westerly corner of Lot No. 15 Drake Street, formerly Giddings Street, said place of beginning being also in the northeasterly line of said Drake Street;

THENCE in a northwesterly direction along the northeasterly line of Drake Street a distance of one hundred one (101) feet to the southerly corner of Lot No. 11 Drake Street;

THENCE northeasterly along the southeasterly line of aforementioned Lot No. 11 a distance of one hundred forty-four (144) feet to a point;

THENCE southeasterly, parallel to the line of Drake Street, a distance of one hundred one (101) feet to the northerly corner of Lot No. 15;

THENCE southwesterly, parallel to the second mentioned line, a distance of one hundred forty-four (144) feet to the place of beginning.

CONTAINING an area of 14, 544 square feet, more or less, being Lot No. 13 Drake Street, formerly Giddings Street, as per map of Pennsylvania Coal Company and being part of the Nathaniel Giddings Tract conveyed by Fanning C. Tucker, et. al., Trustees to Pennsylvania Coal Company by deed dated May 30, 1851, and recorded in Luzerne County Deed Book No. 53, page 117.

UNDER AND SUBJECT to restrictions, covenants and easements as more fully set forth in the chain of title.

BEING the same premises conveyed unto Ruth Scotti, Thomas Hughes, Jr. and Amy Hughes, his wife by Deed of Christopher Montagna, Executor of the Estate of Ann Montagna, Deceased, dated July 9, 2008 and recorded July 23, 2008 in Luzerne County Record Book 3008 at page 168472.

Property being known as 11 Drake Street, Hughestown, Pennsylvania 18640.

Being Luzerne County tax parcel and pin number: 28-E12NW4-009-007-000

Improvements thereon consist of: A residential dwelling situate 11 Drake Street, Hughestown, Pennsylvania 18640.

Seized and taken in execution as the property of Ruth Scotti, Amy Hughes and Thomas Hughes, Jr., her husband.

PROPERTY ADDRESS: 11 DRAKE ST, HUGHESTOWN, PA 18640

UPI / TAX PARCEL NUMBER: 28-E12NW4-009-007-000

Seized and taken into execution to be sold as the property of RUTH SCOTTI, AMY HUGHES AND THOMAS HUGHES, JR in suit of CHOICE ONE COMMUNITY CREDIT UNION.

Attorney for the Plaintiff:
MARSH & ASSOCIATES LLC
PLAINS, PA 570-826-1810

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania