SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10261/2023

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 04, 2026
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.

ALL THE SURFACE of that certain lot of land, situate in the Township of Exeter, County of Luzerne and State of Pennsylvania bounded and described as follows, viz;

BEGINNING at a corner of Lots Nos. 28 and 29 on the East side of the State Road and Sullivan Trail; Thence along the line dividing the said Lots North forty-four degrees forty-five minutes East (44 45" E) one hundred fifty (150') feet to a corner of said lots in the West line on Sunset Avenue; Thence along Sunset Avenue South forty-five degrees fifteen minutes East (S. 45 15" E.) eighty (80') feet to the corner of Lots Nos. 26 and 27; Thence along the line dividing said lots South forty-four degrees forty-five minutes West (S. 44 45" W.) one hundred-fifty (150') feet to the East line of the State Road or Sullivan Trail aforesaid; Thence along the same north forty-five degrees fifteen minutes West (N 45 15" W.) eighty (80') feet to the place of beginning.

BEING Lots Nos. 27 and 28 on a plot of lots laid out by Charles Cooke, surveyor, on a tract of land conveyed by William H. Coray and wife to J. Myron Ash by deed dated the 29th day of May, 1925 and recorded in the Recorder's Office Of Luzerne County in Deed Book No. 265, Page 120.

EXCEPTING and reserving unto the owners thereof, their heirs and assigns, all the coal, oil and other minerals in and under said lots with the right to mine and remove the same, without liability for damages caused thereby.

PARCEL ID: 17-117-5

Title vested with Bruce Avery by Deed from Eugene O'Hop and Karen O'Hop dated September 22, 2003, and recorded on October 6, 2003 with the Luzerne County Recorder of Deeds as Book 3003, Page 302043, and Instrument Number: 5538060. Bruce Avery departed this life]on or about February 26, 2014, and Letters Testamentary in the Estate of Bruce Avery were granted on April 3, 2023, in Luzerne County, Pennsylvania, Estate File Number 4023-674, to Kimberly Avery, and a deed as to the subject mortgaged premises was recorded in Luzerne County Recorder of Deeds as of October 20, 2023, Instrument Number 202356194, in which deed Kimberly Avery is the sole record grantee.

Property Address: RR 1 Box 166, Pittston, PA 18643

PROPERTY ADDRESS: RR 1 BOX 166, PITTSTON, PA 18643

UPI / TAX PARCEL NUMBER: 17-117-5

Seized and taken into execution to be sold as the property of AVERY, KIMBERLY INDIVIDUALLY AND AS HEIR OF THE ESTATE OF BRUCE AVERY, DECEASED in suit of MILL CITY MORTGAGE LOAN TRUST 2018-3.

Attorney for the Plaintiff:
PADGETT LAW GROUP, P.A.
TALLAHASSEE, FL 850-422-2520

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.