SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12858/2025

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, 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.

By virtue of writ of execution issued by plaintiff: Choice One Community CU vs. Brian J. Connolly and Debra A. Connolly

To case number 202512858

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Avoca, County of Luzerne and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Easterly side of Grove Street, said corner, the place of beginning; being 50 feet in the direction of South 24 degrees, 14 minutes West from School Street; thence along South 65 degrees, 46 minutes East along lot now or late of Peter Kreitzer, 150 feet to a corner on an alley; Thence South 24 degrees, 14 minutes West 40 feet along an alley to a corner; Thence North 65 degrees, 46 minutes West along land now or late of Benjamin Serline, 150 feet to a corner on Grove Street aforesaid and Thence North 24 degrees, 14 minutes, East 40 feet along the Easterly side of Grove Street to the place of BEGINNING.

BEING the same premises which Jean M. Davis, by Deed dated 05/21/2004 and recorded 05/24/2004 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3004, Page 122641, Instrument # 5577900, granted and conveyed unto Brian J. Connolly and Debra A. Connolly, husband and wife.

Property being known as: 528 Grove Street, Avoca, PA 18641

Being Luzerne County tax parcel number and pin number: 02-D1 2SE4-009-002-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Brian J. Connolly and Debra A. Connolly

/s/Kevin T. Tonczyczyn, Esq.
Attorney for Plaintiff

PROPERTY ADDRESS: 528 GROVE AVE, AVOCA, PA 18641

UPI / TAX PARCEL NUMBER: 02-D1 2SE4-009-002-000

Seized and taken into execution to be sold as the property of BRIAN J CONNOLLY AND DEBRA A. CONNOLLY in suit of CHOICE ONE COMMUNITY CU.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.