

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12761/2025

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, AUGUST 07, 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 Federal Credit Union.

To case number 2025 - 12761

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

BEGINNING at a point on the northerly side of Floralon Drive, said point being one hundred eighty-eight (188) feet on a course North fifty-six (56) degrees thirty-five (35) minutes East from the intersection of the Northerly side of Floralon Drive and the Easterly line of Bennett Street, said point also being in line dividing Lots nos. 10 and 11 on plot of lots hereinafter mentioned;

THENCE along the line dividing Lots Nos. 10 and 11, North thirty-three (33) degrees twenty-five (25) minutes West, one hundred (100) feet to a corner common to Lots Nos. 4, 5, 10 and 11;

THENCE along the line between Lots Nos. 5 and 10, North fifty-six (56) degrees thirty-five (35) minutes East, forty-four (44) feet to a corner common to Lots Nos. 5, 6, 9 and 10;

THENCE along the line dividing Lots Nos. 9 and 10, South thirty-three (33) degrees twenty-five (25) minutes East, one hundred (100) feet to the Northerly line of Floralon Drive;

THENCE along said Floralon Drive, South fifty-six (56) degrees thirty-five (35) minutes West, forty-four (44) feet to the place of BEGINNING.

BEING all of Lot No. 10 on plot of "Proposed Development Rear of Duplan Mills" as prepared for Harold E. Taylor by Thomas H. Richards, P.E., August, 1953.

SUBJECT to any and all easements, restrictions, reservations, etc., as may appear in the chain of title.

BEING the same premises conveyed unto Michael Bridy by Deed of Michael Bridy and Stephanie Bridy, his wife, an undivided one-half (½) interest and Lynn E. Ritter, an undivided one-half (½) interest, dated January 30, 2025 and recorded March 3, 2025 in Luzerne County Record Book 3025 at page 40746.

Property being known as 802 Floralon Drive, Kingston, Pennsylvania 18704.

Being Luzerne County tax parcel and pin number: 34-G9NE3-007-048-000

Improvements thereon consist of: A residential dwelling situate 802 Floralon Drive, Kingston, Pennsylvania 18704.

Seized and taken in execution as the property of Michael Bridy.

PROPERTY ADDRESS: 802 FLORALON DRIVE, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9NE3-007-048-000

Seized and taken into execution to be sold as the property of MICHAEL BRIDY in suit of CHOICE ONE COMMUNITY FEDERAL CREDIT UNION.

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania