SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6330/2022

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 a Writ of Execution issued by the Plaintiff out of the Court of Common Pleas of Luzerne County to case number 2022-06330, Broad Zone Management, LLC v. Jason Michael Holly and Brittany Ann Holly, Defendants, directed to me there will be exposed to public sale, by venue or outcry to the highest bidders, for cash, in a courtroom to be announced by the Sheriff, at the Luzerne County Courthouse, Wilkes-Barre, Pennsylvania, on August 7, 2026, at 10:30 a.m., in the forenoon of the said day, all the right, title and interest of the Defendants, Jason Michael Holly and Brittany Ann Holly, in and to:

ALL THAT CERTAIN PIECE, PARCEL OR PLOT OF LAND SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OFWAY OF DRASHER ROAD (T-367) AND THE SOUTHERLY RIGHT-OF-WAY OF SR 3022; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SR 3022, SOUTH FORTY-SEVEN (47) DEGREES FORTY-NINE (49) MINUTES ZERO (0) SECONDS EAST, TWO HUNDRED FORTY-THREE AND NINETY-NINE HUNDREDTHS (243.99') FEET TO A POINT; THENCE SOUTH FORTY-THREE (43) DEGREES TEN (10) MINUTES FIFTEEN (15) SECONDS WEST, ONE HUNDRED THIRTY-SEVEN AND SEVENTY-TWO HUNDREDTHS (137.72') FEET TO A POINT; THENCE NORTH FORTY-SEVEN (47) DEGREES FORTY-NINE (49) MINUTES ZERO (0) SECONDS WEST, ONE HUNDRED SIXTY-FOUR AND SEVENTY-EIGHT HUNDREDTHS (164.78') FEET TO A POINT ON THE EASTERLY RIGHT-OFWAY OF DRASHER ROAD (T-357); THENCE ALONG SAID RIGHT-OF-WAY, NORTH TWELVE (12) DEGREES FIFTY-SIX (56) MINUTES FOURTEEN (14) SECONDS EAST, ONE HUNDRED EIGHT AND FIVE HUNDREDTHS (108.05) FEET TO A POINT THE PLACE OF BEGINNING.

Title to said premises is vested in: Jason Holly and Brittany Holly
Being Luzerne county tax parcel number and pin number: 06-R8S12-001-02M-000
Improvements thereon consist of: Residential Property
Seized and taken in execution in the suit of Broad Zone Management, LLC v. Jason Michael Holly and Brittany Ann Holly and will be sold by: Brian Szumski, Sheriff of Luzerne County

ALL that certain piece, parcel of plot of land situate in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania, bounded and described to wit:
BEGINNING at point, said point being the intersection of the northerly right of way of Freedom Road (T- 368) and the easterly right of way of Drasher Road (T-367) and also being the southwest comer of lot herein described:
THENCE along the easterly right of way of Drasher Road (T-367) North thirteen (13) degrees twelve (12) minutes forty (40) seconds East one hundred thirteen and eighty-six hundredths (113.86) feet to a point:
THENCE South forty-seven (47) degrees forty-one (41) minutes zero (00) seconds East one hundred ninety-one and zero hundredths (191.00) feet to a point;
THENCE South forty-three (43) degrees ten (10) minutes fifteen (15) seconds West one hundred twelve and sixty-six hundredths (112.66) feet to a point on the northerly right of way of Freedom Road (T-368);
THENCE along said right of way, North forty-three (43) degrees thirty-two (32) minutes forty-eight (48) seconds West seventy-eight and thirty-five hundredths (78.35) feet to a point;
THENCE continuing along said right of way North forty (40) degrees twenty-seven (27) minutes fifty-two (52) seconds West fifty-six and twenty-four hundredths (56.24) feet to a point, the place of beginning.

BEING the same premises conveyed to Jason Holly and Brittany Holly, by Deed from Christopher English and Cheryl E. English, dated April 6, 2019 and recorded April 23, 2019 in Luzerne County Record Book 3019, Page 66622.

Title to said premises is vested in: Jason Holly and Brittany Holly
Being Luzerne county tax parcel number and pin number: 06-R8S12-001-02N-000
Improvements thereon consist of: N/A
Seized and taken in execution in the suit of Broad Zone Management, LLC v. Jason Michael Holly and Brittany Ann Holly and will be sold by: Brian Szumski, Sheriff of Luzerne County

PROPERTY ADDRESS: 21 E BUTLER DR AND, ADJ 21 E BUTLER DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-R8S12-001-02M-000 AND 06-R8S12-001-02N-00006-R

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of JASON HOLLY AND BRITTANY HOLLY in suit of BROAD ZONE MANAGEMENT LLC.

Attorney for the Plaintiff:
HOEGEN & ASSOCIATES, P.C.
WILKES BARRE, PA 570-820-3332

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.