SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4668/2026

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 Plaintiff: The Fidelity Deposit and Discount Bank, as successor by merger to Landmark Community Bank
To Case Number 2026-CV-04668
Parcel No. 1: 723 Main Street, Avoca Borough, Luzerne County, Pennsylvania
ALL the surface or right of soil of that certain lot, piece or parcel of land, situate, lying and being in the Borough of Avoca, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a corner on the Westerly side of Main Street;
THENCE North fifty-one (51) degrees fifty (50) minutes West along the Northeasterly line of William Druffner property, one hundred fifty (150) feet to a corner on an alley;
THENCE along said alley North thirty-eight (38) degrees ten (10) minutes East thirty-seven (37) feet to a corner;
THENCE South fifty-one (51) degrees fifty (50) minutes East along the Southwesterly side line of property of John Masloon, one hundred fifty (150) feet to a corner on Main Street aforesaid;
THENCE along Main Street South thirty-eight (38) degrees ten (10) minutes West thirty-seven (37) feet to the place of BEGINNING.

Parcel No. 2: 725 Main Street, Avoca Borough, Luzerne County, Pennsylvania
All the surface or right of soil of that certain lot, piece or parcel of land situate, lying and being in the Borough of Avoca, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a corner on the westerly side of Main Street at a corner of land now of James McDonald;
THENCE North 51 degrees 50 minutes West one hundred fifty (150) feet to a corner on an alley;
THENCE along said alley South 38 degrees 10 minutes West eighteen (18) feet to a corner on other land now or formerly of Patrick F. Devers and wife;
THENCE along said last mentioned land South 51 degrees 50 minutes East one hundred fifty (150) feet to a corner on Main Street aforesaid; and
THENCE along Main Street North 38 degrees 10 minutes East eighteen (18) feet to the place of BEGINNING.
TITLE TO SAID PREMISES IS VESTED in the Defendant, The Original Colarusso's, LLC, by deed dated December 28, 2020, from Kevin Colarusso and Kimberly Zambetti, which deed was recorded on January 6, 2021 in the Office of the Recorder of Deeds in and for Luzerne County, PA pursuant to Instrument Number 202100897 and in Book 3021 at Page 4632.
PROPERTIES BEING KNOWN AS: 723 Main Street, Avoca, PA 18641 and 725 Main Street, Avoca, PA 18641
BEING Luzerne County Tax Parcels and PIN No's.: 02-D12SE2-010-015-000 and 02-D12SE2-010-014-000
IMPROVEMENTS thereon consist of: Commercial Structures
SEIZED AND TAKEN in execution as the property of: The Original Colarusso's, LLC

PROPERTY ADDRESS: 723 AND 725 MAIN ST, AVOCA, PA 18641

UPI / TAX PARCEL NUMBER: 02-D12SE2-010-015-000 and 02-D12SE2-010-014-000

Seized and taken into execution to be sold as the property of THE ORIGINAL COLARUSSO'S LLC in suit of THE FIDELITY DEPOSIT & DISCOUNT BANK.

Attorney for the Plaintiff:
ROCCO HAERTTER, ESQ
KINGSTON, PA 570-208-2907

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.