SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 183 CV 2026

Please visit: https://www.bid4assets.com/monroecountysheriffsales for the following real estate sale

THURSDAY, DECEMBER 03, 2026
AT 10:00 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.

Judgment Amount $103,075.60
CONTAINING 1.210 acres more or less.
BEING SOLD AS THE PREMISES OF DOROTHY P. POTTS
PREMISES: 2723 PLEASANT VALLEY LANE F/K/A 2 PLEASANT VALLEY LANE, BRODHEADSVILLE, PA 18322
Parcel Number 02.9B.2.3
Map Number 02624804930562

PROPERTY ADDRESS: 2723 PLEASANT VALLEY LANE, F/K/A 2 PLEASANT VALLEY LANE, BRODHEADSVILLE, PA 18322

UPI / TAX PARCEL NUMBER: 02.9B.2.3

Seized and taken into execution to be sold as the property of DOROTHY P. POTTS in suit of KEYBANK NATIONAL ASSOCIATION S/B/M FIRST NIAGARA BANK, N.A..

TERMS OF SALE: Purchasers must immediately pay ten percent (10%) of the purchased price, or all costs, whichever may be higher, to Bid4Assets no later than 4:00PM the day after auction. If prompt payment is not made, the sale may be offered to the next highest bidder and purchasers deposit forfeited. The remainder of the unpaid balance is to be paid within eleven (11) days, otherwise all money previously paid will be forfeited. Conditions of sale can be found at https://www.bid4assets.com/monroecountysheriffsales.

Attorney for the Plaintiff:
GROSS POLOWY, LLC
WILLIAMSVILLE, NY 716 204 1700

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.