

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6908/2022

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:

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 No. _____, and Judgment No. 202206908, issued out of the Court of Common Pleas of Luzerne County, Pennsylvania, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, North River Street, Wilkes Barre City, Luzerne County, Pennsylvania, on Friday, August 04, 2023 at 10:30 O'clock A.M., of the said day, all the right, title and interest of the Defendants in and to:

All that lot or piece of ground situate in Nanticoke City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast corner of Lot No. 1028 said corner being South 18 degrees 48 minutes East, 48 feet from the Southwest corner of the intersection of Grove and Prospect Streets on the plot of lots hereinafter mentioned; THENCE along the Westerly side of Prospect Street, South 18 degrees 48 minutes East, 45 feet to a corner of Lot No. 1030; THENCE along the northerly line of Lot No. 1030, South 71 degrees 12 minutes West, 130 feet to a corner on a 15 foot alley; THENCE along the Easterly side of said alley, North 18 degrees 48 minutes West, 45 feet to a corner of Lot No. 1028; THENCE along the Southerly line of Lot No. 1028, North 71 degrees 12 minutes East, 130 feet to the Place of BEGINNING.

CONTAINING 5,850 square feet of land, more or less.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TOGETHER with all buildings and improvements thereon.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AND NUMBERED AS: 1006 SOUTH PROSPECT STREET, NANTICOKE, PA 18634

PIN #: 42-J7SE4-018-003-000
PLATE #: 42-13-60-3

BEING the same premises which Robert Berzanski, Executor of the Estate of Eleanor Grotkowski, deceased, Xavier Berzanski, Debra J. McNulty and Debora Balent, erroneously referred to as Debra Balliet, by Deed dated January 9, 2013 and recorded January 16, 2013 in the Office of the Recorder of Deeds Office of Luzerne County in Record Book 3013, Page 11466, granted and conveyed unto Richard Bonk and Jennifer Bonk.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the filing of a Schedule of Distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN INTO EXECUTION at the suit of – PENNSYLVANIA HOUSING FINANCE AGENCY
vs. JENNIFER BONK AND RICHARD BONK

PROPERTY ADDRESS: 1006 SOUTH PROSPECT ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SE4-018-003-000

**Seized and taken into execution to be sold as the property of JENNIFER BONK AND RICHARD BONK in suit of
PENNSYLVANIA HOUSING FINANCE AGENCY.**

Attorney for the Plaintiff:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania