

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4583/2024

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 05, 2025
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: COLONIAL SAVINGS, F.A.

To: NO. 202404583

ALL THAT CERTAIN PIECE or parcel of land situate in Hunlock Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in line of lands of Ray Harrison and John Brader, thence North fifteen and 3/4 degrees W. approximately two hundred feet to a corner in line of lands of John Brader and other lands of Grantors herein, Thence along other lands of grantors, and a stone wall, South 87 degrees 1/2 degrees E., approximately six hundred thirty feet to a point in center of adjoining road way, thence along said road way South, 15-3/4 degrees E., a distance of approximately three hundred thirteen feet to a barbed wire fence and lands of Ray Harrison, Thence North 87 degrees W., along a stone wall, approximately five hundred twenty five feet to the place of beginning.

UNDER AND SUBJECT to the same conditions, exceptions, restrictions and reservations as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN James Gregory Monk, a single person deeded by James Lawrence Monk and Gail Lynn Monk (incorrectly referenced as Gale Lynn Monk in prior deed Dated: April 28, 2014 Recorded: April 28, 2014 Bk/Pg #: 3014/66092.

PROPERTY BEING KNOWN AS: 243 Old Tavern Road
Hunlock Creek, PA 18621

Being PIN #: By Virtue of a Writ of Execution Issued by: COLONIAL SAVINGS, F.A.

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Improvements thereon consist of RESIDENTIAL
Seized and taken in execution as the property of: James Gregory Monk

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PROPERTY ADDRESS: 243 OLD TAVERN RD, HUNLOCK CREEK, PA 18621

UPI / TAX PARCEL NUMBER: I4 BA L13C

Seized and taken into execution to be sold as the property of JAMES GREGORY MONK in suit of COLONIAL SAVINGS, F.A..

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania