

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1398/2025

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 Issued by: M&T BANK aka MANUFACTURERS & TRADERS TRUST COMPANY
To: NO. 202501398

ALL THAT CERTAIN Lot, Piece or Parcel of Land Situate, Lying and Being in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, Bounded and Described as Follows, To Wit:

BEGINNING at a point being in the dividing line between Lots Nos. 46 and 45 On Plot of Lots Hereinafter Mentioned, Said Point also being on the Northerly Side of Gilligan Street (Formally Spring Street) 300 Feet Southeast from New Grove Street;

THENCE North 43 Degrees 30 Minutes East, 150 Feet to a Point;

THENCE South 47 Degrees 30 Minutes East, 25 Feet to a Point;

THENCE South 43 Degrees 30 Minutes West, 150 Feet to Said Gilligan Street;

THENCE Along Said Gilligan Street, North 47 Degrees 30 Minutes West, 25 Feet to the Place of Beginning.

BEING The Northwesternly One-Half Of Lot No. 45 on Plot Known As Lockhart Plot, Recorded in the Recorder of Deeds Office in and For Luzerne County, Pennsylvania in Deed Book 181, at Page 7.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

TITLE TO SAID PREMISES VESTED IN Matthew Jones deeded by Kenneth S. Pahler Dated: July 10, 2018
Recorded: July 11, 2018 Bk/Pg #: 3018/127211.

PROPERTY BEING KNOWN AS: 98 Gilligan Street

Wilkes Barre, PA 18702

Being PIN #: I9NE4 B26 L47

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Matthew Jones

PROPERTY ADDRESS: 98 GILLIGAN ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: I9NE4 B26 L47

Seized and taken into execution to be sold as the property of MATTHEW JONES in suit of M&T BANK AKA MAUNUFACTURERS & TRADERS TRUST COMPANY.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania