

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4014/2025

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.

All that certain lot, parcel or parcel of land known as Lot 10, Block U, Section 5, being situated and located in Foster Township, Luzerne County, Commonwealth of Pennsylvania and encompassed and included with the following plats a subdivision plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania, known as Revised Section 1 and 2 of Hickory Hills, Inc., dated Revised 13 August 1963, Revised 29 August 1963, Revised 6 May 1965 and approved on the 13th day of May, 1965 by Luzerne County Planning Commission and duly filed and recorded on March 17, 1967 in the Office for the Recording of Deeds in and for Luzerne County, and a subdivision plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania known as Section 3 of Hickory Hills, Inc. dated Revised May 6, 1965 and approved on the 13th day of May, 1965 by the Luzerne County Planning Commission and also duly filed and recorded on March 17, 1967 in the Office for the Recording of Deeds in and for Luzerne County, Pennsylvania, in Map Book 25 at page 23 and 24; a subdivision plat drawn by Studer and McEldowney, Civil Engineers and Land Surveyors of Clinton, N.J. dated May 1, 1968 and approved by Luzerne County Planning Commission July 11, 1968 and filed July 12, 1968 in Map Book 27, page 10 and Map Book 27, page 11, known as Section 4; a subdivision plat drawn by Studer and McEldowney of Clinton, N.J. known as Hickory Hills-Section 5, dated September 12, 1968 and approved on the 30th day of September 1968 by the Luzerne County Planning Commission and duly filed and recorded on October 22, 1968 in the Office of the Recording of Deeds in and for Luzerne County, Pennsylvania, in Map Book 27 at pages 15A and 15B.

SAID lot having a frontage on Holiday Drive at 75.00 feet and a rear line of 75.00 feet, Westerly side line of 150.00 feet and an Easterly side line of 150.00 feet. Dimensions are more or less and actual stream and lake location govern and determines stream and lake lot side line and rear line dimensions.

Subject to Restrictions, Conditions and Exceptions set out in a deed from Sun Dance Valley, Inc., to Joseph J. Kane dated June 18, 1974 and recorded in Luzerne County Deed Book 1830 page 845.

BEING THE SAME premises which Metlife Homes Loans, a Division of Metlife Bank, N.A., by its Attorney in Fact singlesource Property Solutions, LLC by Deed dated August 27, 2012 and recorded October 26, 2012 in Luzerne County in Record Book 3012 Page 190254 conveyed unto Phillip C. Zook and Marie A. Koehler, both single person, in fee.

Tax ID/ Parcel No. 23-Q11S6-006-011-000

a/k/a/ 23 Holiday Drive, Hickory Hills, Lot 10, Block U, Section 5, Foster Township, Luzerne County, PA

PROPERTY ADDRESS: 23 HOLIDAY DR, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 23-Q11S6-006-011-000

Seized and taken into execution to be sold as the property of ZOOK, PHILLIP AKA PHILLIP C ZOOK AND MARIE KOEHLER AKA MARIE A KOEHLER in suit of HICKORY HILLS PROPERTY OWNERS ASSOCIATION.

Attorney for the Plaintiff:
YOUNG & HAROS, LLC
STROUDSBURG, PA 570-424-9800

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania