SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8717/2023

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 04, 2026
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 writ of execution issued by plaintiff:

SPECIALIZED LOAN SERVICING LLC

To case number 202308717

ALL THAT certain lot, piece or parcel of land situate in the lying and being in the Township of Jackson, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the Northerly side of Follies Road. Said point also being a corner common to the lands now or late of Arthur Spencer;

THENCE along the line of lands now or late of said Arthur Spencer North twenty-five degrees West (N 25° 00’ W) three hundred thirty three and sixty two one hundredths (333.62’) feet to a point;

THENCE along the line dividing Lot Nos. 2 and 3 of the plot of lots of the Headman Subdivision North sixty five degrees East (N 65° 00’ E) one hundred fifty seven and five tenths (157.5’) feet to a point;

THENCE along the line dividing Lot Nos. 3 and 4 of the said plot of lots of the Headman Subdivision South twenty five degrees East (S. 25° 00’ E) two hundred and ninety (290.00’) feet to a point;

THENCE along the said Northerly side of Follies Road the following courses and distances:

1. South fifty five degrees forty seven minutes West (S 55° 47’ W) twenty seven (27.00’) feet.
2. South forty eight degrees seventeen minutes West (S 48 17’ W) one hundred thirty six and sixty three one hundredth s(136.63’) feet, more or less to a point, the PLACE OF BEGINNING.

CONTAINING 1.12 acres of land be the same more or less all of Lot No. 4 of the plot of lots of the Headman Subdivision dated April 21, 1997 and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Map Book 2603 at page 7.

BEING the same premises conveyed from John A. Headman, Sr. and Theresa M. Headman, as Trustees of the Headman Family Irrevocable Income Only Trust dated April 3, 2014 to John A. Headman, Jr. and Ann Marie Headman by Deed dated September 16, 2014 and recorded September 16, 2014 in Luzerne County Record Book 3014 at page 151185.

PARCEL: 31-F7-A-5D

PROPERTY ADDRESS: 443 FOLLIES RD, DALLAS, PA 18612

Title to said premises is vested in Matthew Funk and Jessica A. Funk, his wife

Property being known as: 443 FOLLIES RD, DALLAS, PA 18612

Being Luzerne county tax parcel number and pin number: 31-F7 -00A-05D-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: Matthew Funk and Jessica A. Funk, his wife

PROPERTY ADDRESS: 443 FOLLIES RD, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 31-F7 -00A-05D-000

Seized and taken into execution to be sold as the property of JESSICA A FUNK AND MATTHEW FUNK in suit of SPECIALIZED LOAN SERVICING LLC.

(c) CountySuite Sheriff, Teleosoft, Inc.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.