

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 695/2023

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 12:00 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. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on December 4, 2026 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All those certain lots, pieces or parcel of land situate, lying and being in the Township of Ross, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows:

Lot Number 1:

Beginning at a concrete monument situated along the Northerly right-of-way line of Ross Township Rt. T-575, said Concrete monument being the Southeast corner of lands now or formerly of J. Rosencrans;

Thence along the Northerly right-of-way of Ross Township Rt. T-575 South 87 degrees 14 minutes East a distance of 59.26 feet;

Thence again along the Northerly right-of-way line of Ross Township Rt. T-575 South 87 degrees 08 minutes East a distance of 103.00 feet to a concrete monument corner, said monument corner being common corner of lands of David Morrissey;

Thence along lands of David Morrissey North 17 degrees 46 minutes 50 seconds East a distance of 306.03 feet to an iron pin set in a stone wall;

Thence along said stone wall North 71 degrees 44 minutes 12 seconds West a distance of 186.00 feet to an iron pin corner on line of lands now or formerly of aforementioned J. Rosencrans;

Thence along lands of J. Rosencrans South 13 degrees 00 minutes west a distance of 350.68 feet to the place of beginning.

Containing 1.296 acres of land, more or less.

Lot Number 2:

Beginning at concrete monument situated along the Northerly right-of-way line of Ross Township Rt. T-575, said monument being Southeast corner of lands of Karl Morrissey;

Thence along the Northerly right-of-way line of Ross Township Rt. T-575 South 87 degrees 08 minutes East a distance of 122.68 feet to a corner;

Thence again along Ross Township Rt. T-575 South 56 degrees 50 minutes East a distance of 42.80 feet to a corner located in a stream known as Mitchell Run;

Thence along lands of B. Rosencrans North 17 degrees 55 minutes 02 seconds East a distance of 284.46 feet to an iron pin corner;

Thence along lands of B. Rosencrans North 71 degrees 44 minutes 12 seconds West a distance of 160.50 feet to an iron pin in a stone wall;

Thence along the lands of the aforementioned Karl Morrissey Couth 17 degrees 46 minutes 50 seconds West a distance of 306.03 feet to the place of beginning.

Containing 1.055 acres of land, more or less.

Being the same property conveyed to Colin B. Evans, unmarried who acquired title by virtue of a deed from Anthony P. Sayre, Jr. and Jean Marie Sayre, his wife, dated September 29, 2004, recorded September 30, 2004, at Instrument Number 5601074, and recorded in Book 3004, Page 245243, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 138 Old State Road, Sweet Valley, PA 18656

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 54-E4-00A-019-000.

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the 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 U.S. Bank National Association against Colin B. Evans, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 138 OLD STATE ROAD, SWEET VALLEY, PA 18656

UPI / TAX PARCEL NUMBER: 54-E4-00A-019-000

Seized and taken into execution to be sold as the property of COLIN B EVANS in suit of U.S. BANK NATIONAL ASSOCIATION.