

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 1919/2020

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, APRIL 05, 2024**  
**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.

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ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF BUTLER, LUZERNE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 28, BLOCK 12, UNIT NO. 1 OF LAKE OF THE FOUR SEASONS, A SUBDIVISION PARTIALLY SITUATED IN THE TOWNSHIP OF BUTLER, LUZERNE COUNTY, PENNSYLVANIA, AS THE SAME APPEARS ON THE PLAN OF THE SUBDIVISION RECORDED AND FILED IN THE RECORDER OF DEEDS OFFICE OF LUZERNE COUNTY, PENNSYLVANIA, IN MAP BOOK 32, PAGE 1A - 1F, ON THE 5TH DAY OF APRIL, 1973, AND ANY REVISION THEREOF.

Title to said premises is vested in Kiley Edward Austin-Young, by the Deed from James P. Kline, Jr. And Diane R. Kline dated 4/10/2015 and recorded 4/13/2015 in Record Book 3015, Page 62426, Instrument No. 201517028.

Property being known as 253 Shingle Mill Dr, Drums, Pennsylvania 18222

Being Luzerne County Tax Parcel Number and PIN Number 06-Q9S2- 006-017-000/06-C-30-2-R2-D109-7

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Kiley Edward Austin-Young a/k/a Kiley Austin Young

PROPERTY ADDRESS: 253 SHINGLE MILL DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: 06-Q9S2- 006-017-000

Seized and taken into execution to be sold as the property of KILEY EDWARD AUSTIN-YOUNG AKA KILEY AUSTIN YOUNG in suit of PENNYMAC LOAN SERVICES, LLC.

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Attorney for the Plaintiff:  
POWERS KIRN & ASSOCIATES LLC  
TREVISO, PA 215-942-2090

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania