

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4007/2020

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, JUNE 14, 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.

By Virtue of a Writ of Execution Issued by: PENNYMAC LOAN SERVICES, LLC

To: NO. 202004007

ALL that certain piece or parcel of land situate in the Township of Franklin, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the Township Road leading from Orange to Lockville with the County Road leading from Orange to Centermoreland;

THENCE along the easterly side of said County Road leading from Orange to Centermoreland North 63 degrees West a distance of One Hundred Ninety-one and no one-hundredths (191.00) feet to an iron pipe set for a corner in the easterly side of said County Road, said corner being in line of lands between the Grantors herein and lands of Joseph Rema, et ux., formerly of David Perry;

THENCE along said division line North 23 degrees East a distance of One Hundred Ninety-three and no one-hundredths (193.00) feet to a post corner in line of lands now of Morris R. Welsh, formerly of David Perry;

THENCE along said division line South 66 degrees East a distance of One Hundred Eighty-eight and no one-hundredths (188.00) feet to a corner on the northwesterly side of the public road leading from Orange to Lockville;

THENCE along the northwesterly side of said last mentioned road in a southwesterly direction, Two Hundred and five and no one-hundredths (205.00) feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Amber J. Walko-Ray, single woman deeded by Margaret Barnwell
Dated: August 15, 2016 Recorded: August 17, 2016 Bk/Pg #: 3016/152729.

PROPERTY BEING KNOWN AS: 304 Village Road
Dallas, PA 18612

Being PIN #: B9 BA L79A

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Amber J. Walko Ray

PROPERTY ADDRESS: 304 VILLAGE RD, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: B9 BA L79A

Seized and taken into execution to be sold as the property of AMBER J WALKO RAY in suit of PENNYMAC LOAN SERVICES, LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania