

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6284/2023

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, 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.

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

To: NO. 202306284

The land referred to herein below is situated in the County of Luzerne, State of Pennsylvania, and described as follows:

ALL that certain piece, parcel or tract of land situated in the Borough of Nescopeck, County of Luzerne, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an existing mag nail on the Southerly right-of-way line of Fifth Street, said mag nail being the Northeast corner of lands now or late of Robert O. Samsel and Margaret A. Samsel;

THENCE South 86 degrees 30 minutes 00 seconds East, 12.00 feet to a mag nail set for a corner;

THENCE along lands now or late of Arthur A. Naugle, South 03 degrees 30 minutes 00 seconds West, 176.03 feet to an iron pin set for a corner;

THENCE along the right-of-way now or late of the Canadian Pacific Railroad, South 62 degrees 23 minutes 54 seconds west, 14.01 feet to a point;

THENCE along lands now or late of Robert O. Samsel and Margaret A. Samsel and passing over an existing iron pin at a point 9.13 feet from the beginning of this line, North 03 degrees 30 minutes 00 seconds East, 183.27 feet to an existing mag nail, the place of BEGINNING.

CONTAINING 0.049 acres of land.

ALL as shown on the Naugle Minor Subdivision Plan prepared by Peters Consultants, Inc. and dated 12/12/01 and approved by the Nescopeck Borough Planning Commission on March 13, 2002.

TITLE TO SAID PREMISES VESTED IN Gunner Majer deeded by Margaret A. Samsel, Widow, by Sally Lee Knelly, her Attorney-In-Fact by virtue of Power of Attorney dated September 4, 2002, Dated: October 15, 2021 Recorded: December 2, 2021 Bk/Pg #: 3021/335371.

PROPERTY BEING KNOWN AS: 608 East 5th Street aka 608 5th Street  
Nescopeck, PA 18635

Being PIN #: P3SW3 B10 L8

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Gunner Majer

PROPERTY ADDRESS: 608 EAST 5TH ST, AKA 608 5TH ST, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: P3SW3 B10 L8

**Seized and taken into execution to be sold as the property of GUNNER MAJER in suit of PENNYMAC LOAN SERVICES, LLC.**

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

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