

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 335/2025

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 05, 2025
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.

ALL THAT CERTAIN piece of land situate, lying and being in the Township of Dallas, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL I:

BEING Lots No. sixty-eight (68) and sixty nine (69) on plot of lots known as Rose Terrace of Harvey's Lake, formerly W.L. Higgs plot of lots as recorded in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, in Map Book 2, Page 178. Said Lots being one hundred (100) feet in front on Worden Avenue and extending back of that width a distance of one hundred fifty (150) feet in depth.

PARCEL II:

BEING Lot No. 67 on plot of lots know as Rose Terrace of Harvey's Lake, formerly W. L. Higgs Plot of Lots, said lot containing fifty feet in front on Worden Avenue and extending back of that width a distance of One Hundred Fifty (150) feet in depth, which plot in recorded in the Office for recording of deeds in and for the County of Luzerne in Map Book No. 2, Page 178.

PARCEL III:

BEING Lot No. 66 on plot of lots known as Rose Terrace of Harveys Lake, Formerly W. L. Higgs plot of lots, said lot containing fifty (50) feet in front on Wardan Avenue and extending back of that width a distance of one hundred fifty (150) feet in depth, which plot was recorded in the office for recording of deeds in and for the County of Luzerne in Map Book No. 2, Page 178.

TITLE TO SAID PREMISES VESTED IN John A. Faulkner and Brittney L. Faulkner, husband and wife deeded by Steve Rule aka Stephen A. Rule and Terri Rule, husband and wife Dated: February 10, 2021 Recorded: March 11, 2021 BK/Pg #: 3021/64498.

PROPERTY BEING KNOWN AS: 467 2nd Street Harveys Lake, PA 18618

Being PIN #: 10-C7S3 -004-003-000, 10-C7S3 -004-004-000 and 10-C7S3 -004-005-000

Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 467 2ND ST, HARVEYS LAKE, PA 18618

UPI / TAX PARCEL NUMBER: 10-C7S3 -004-003-000, 10-C7S3 -004-004-000 and 10-

Seized and taken into execution to be sold as the property of JOHN A FAULKNER AND BRITTNEY L FAULKNER 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