

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3081/2025

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 lot, piece or parcel of land situate in the Township of Dorrance, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit;
BEGINNING at the southeasterly corner of the intersection of St. Mary's Road and Blue Ridge Road (Legislative Route No. 40022) at Dorrance corners:
THENCE (1) extending northeastwardly along the southerly line of said St. Mary's Road on a course North forty-one degrees thirty minutes East a distance of one hundred fifty-three and fifty one-hundredths (153.50) feet to a point;
THENCE (2) along same on a course North fifty-four degrees nineteen minutes East a distance of one hundred thirty-six (136.00) feet, more or less, to the northwesterly corner of a parcel of land conveyed now or late to George Smith, Sr., and George Smith, Jr.;
THENCE (3) extending southeastwardly along the West line of said Smith parcel of land, now or late, on a course South twenty nine degrees thirteen minutes East a distance of one hundred seventy and eighty-four one hundredths feet, more or less, to an iron pin corner;
THENCE (4) extending northeastwardly on a course North sixty-six degrees thirty-two minutes east a distance of seventy-nine (79.00) feet to a corner on the westerly line of land now or late of Roy Craver;
THENCE (5) extending southeastwardly along side line on a course south twenty-three degrees twenty-five minutes East a distance of two hundred forty-seven (247.00) feet, more or less, to a stone piled wall fence;
THENCE (6) extending southwestwardly along said stone wall on a course South seventy-six degrees twenty minutes West a distance of three hundred sixty-one and seventy one hundredths (361.70) feet to a corner on the easterly line of said Blue Ridge Road (Legislative Route No. 40022);
THENCE (7) extending northwestwardly along same on a course North twenty- six degrees West a distance of two hundred sixty-one and ninety-five one hundredths (261.95) feet, more or less, to the place of beginning.
Title to said premises is vested in Michael J. Degraw and Patricia Vanchure, by the Deed from Karen M. Klush and Frank C. Klush a/k/a Francis C. Klush dated 5/17/2018 and recorded 6/5/2018 in Record Book 3018, Page 100935.
Improvements thereon consist of: Residential property.

PROPERTY ADDRESS: 3446 SAINT MARYS RD, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 12-N7 -00A-044-000

Seized and taken into execution to be sold as the property of MICHAEL J DEGRAW AND PATRICIA VANCHURE in suit of PENNYMAC LOAN SERVICES, LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania