

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7573/2025

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.

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

To: NO. 202507573

ALL the surface or right of soil of, in and to that certain lot, piece or parcel of land situate, lying and being in the Borough of Dupont, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Stanton Street and the North side of an alley, which point is one hundred fifty (150) feet northerly from Main or Front Street;

THENCE along said alley South sixty-one degrees thirty and a half minutes East one hundred and fifty (150) feet to a corner of lot number twenty-five;

THENCE along line of said lot number twenty-five, North twenty-eight degrees twenty-nine and one half minutes East thirty-seven (37) feet to a corner;

THENCE North sixty-one degrees thirty and one half minutes West by line parallel with Front or Main Street one hundred and fifty (150) feet to a corner on East side of Stanton Street; and

THENCE along same South twenty eight degrees and twenty-nine minutes West thirty-seven feet to the place of beginning.

BEING a part of Lots Nos. 26, 27 and 28 on plot of lots of George and Henry Smith map of Smithville.

Being the same property as conveyed from Joseph J. Dohman and Donna M. Dohman to Timothy David Bozek, II as described in Deed Book 3020 Page 201592, dated 9/14/2020, recorded 10/7/2020, in Luzerne County records.

The legal description of the deed dated 9/14/2020, recorded 10/7/2020, Book 3020 page 201592 and mortgage dated 9/15/2020, recorded 10/7/2020, Book 3020 page 201599 are hereby amended to include this additional recital:

1st line of the 1st paragraph of the legal description contained in Deed dated 9/14/2020, recorded 10/7/2020 in Book 3020 page 201592 incorrectly refers to "All that surface or right of soil and..." instead of "All that surface or right of soil of, in and..." and the 7th paragraph of the legal description in Mortgage dated 9/15/2020, recorded 10/7/2020 in Book 3020 page 201599 incorrectly refers to "BEING part of Lots Nos. 26, 27 and on plot..." instead of "BEING part of Lots Nos. 26, 27 and 28 on plot..."

TITLE TO SAID PREMISES VESTED IN Timothy David Bozek, II, Now Deceased deeded by which Joseph J. Dohman, by and through his agent, Joseph Dohman, and Donna M. Dohman, by an though her agent, Joseph Dohman Dated: September 14, 2020 Recorded: October 7, 2020 Bk/Pg #: 3020/201592.

PROPERTY BEING KNOWN AS: 107 Stanton Street

Dupont, PA 18641

Being PIN #: E12NW3 B3 L11

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Tyler James Bozek as Administrator of the Estate of Timothy David Bozek II, Deceased

PROPERTY ADDRESS: 107 STANTON ST, DUPONT, PA 18641

UPI / TAX PARCEL NUMBER: E12NW3 B3 L11

Seized and taken into execution to be sold as the property of BOZEK, TYLER JAMES, AS ADMINISTRATOR OF THE ESTATE OF TIMOTHY DAVID BOZEK II, DECEASED 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