

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4692/2025

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, FEBRUARY 06, 2026**  
**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. 202504692

All that certain real property situated in the County of Luzerne, State of PA, described as follows:

ALL those two (2) Contiguous Lots or Pieces of ground Situate on the Southwardly side of Berwick Street in the Borough of White Haven, County of Luzerne and Commonwealth of Pennsylvania, numbered in the plan or plot thereof, Thirty-Eight (38) and Forty (40).

CONTAINING in front or breadth on said Street, Eighty (80) Feet and Extending Thence Southwardly of that width between Parallel Lines at Right Angles to Berwick Street, in length or depth, One Hundred Fifty (150) Feet to Oak Street.

BOUNDED on the North by Berwick Street; On the South by Oak Street; On the East By Lot No. Thirty-Six (36); and on the West by Lot No. Forty-Two (42).

TITLE TO SAID PREMISES VESTED IN Carl James Reinmiller, married, now deceased deeded by Allen L. Detweiler, III and Erica Marie Carter n/b/m Erica Marie Detweiler, husband and wife Dated: June 14, 2021 Recorded: June 22, 2021 Bk/Pg #: 3021/168230.

PROPERTY BEING KNOWN AS: 410-412 Berwick Street

White Haven, PA 18661

Being PIN #: P12NW1 B24 L6

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Phyllis A. Reinmiller as Administratrix of the Estate of James Reinmiller, Deceased

PROPERTY ADDRESS: 410-412 BERWICK ST, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: P12NW1 B24 L6

Seized and taken into execution to be sold as the property of REINMILLER, PHYLLIS A. AS ADMINSTRATRIX OF THE ESTATE OF JAMES REINMILLER, DECEASED 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