

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12912/2023

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, 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.

All that certain piece, parcel or tract of land situate in Berwick, Salem Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northerly boundary line of a 50 foot right-of-way sometimes referred to as Maple Avenue at the southeast corner of Lot No. 10;

Thence along the easterly boundary line of Lot No. 10; North 6 degrees 59 minutes 04 seconds East 446.32 feet to a point in the southerly boundary line of lands now or late of Foster R. Sonn;

Thence along the southerly boundary line of same North 87 degrees 20 minutes 7 seconds East 164.20 feet to a point; thence South 4 degrees 40 minutes 19 seconds West 468.59 feet to a point on the northerly boundary line of the aforesaid Maple Avenue;

Thence along the northerly boundary line of same North 84 degrees 11 minutes 13 seconds West 115.61 feet to a point; thence continuing along the same North 85 degrees 53 minutes 15 seconds West 65.28 feet to a point the place of beginning.

Containing 1.80 acres of land and

Being known as Lot No. 11 in Salem Heights phase No. 1 as approved by the Salem Township Planning Commission on May 16, 1977.

Subject to those exceptions, reservations, conditions and restrictions as may appear in prior instruments forming the line of title.

TITLE TO SAID PREMISES VESTED IN Kimberly Bleiler deeded by Paul D. Preston, and his wife, Karen J. Preston Dated: March 30, 2018 Recorded: April 12, 2018 Bk/Pg #: 3018/64788.
Improvements thereon consist of RESIDENTIAL

PROPERTY ADDRESS: 58 PEACH LANE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 55-O3S2 -001-012-000

Seized and taken into execution to be sold as the property of KIMBERLY BLEILER 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