

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2228/2023

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:

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. 202302228

ALL THAT CERTAIN Lot or Piece of Ground Situate in Hazle Township, County of Luzerne, Commonwealth of Pennsylvania, Bounded and Described as Follows:

BEGINNING at a Point Said Point Being The Northwest Corner Of Lands Now Or Late Of Joseph Marusak and Joann Marusak, His Wife, (Deed Book 1917, Page 819), Said Point Being Located South Forty-Three (43) Degrees Fifteen (15) Minutes West, One Thousand Three Hundred Fifteen (1,315') Feet, More Or Less, From a Brown Set Stone Monument Marking The Northeast Corner Of The Abraham Mason Warrantee Tract and The Northwest Corner Of The David Ireland Warrantee Tract;

THENCE South Twenty-Seven (27) Degrees Fifty-Eight (58) Minutes West Along the Western Boundary of Said Marusak Lands, Two Hundred (200') Feet to a Point, Said Point Being On The Easterly Line Of Lands Now Or Late Of Weld Coxe, (Deed Book 2058, Page 484);

THENCE Along Said Weld Coxe Lands the Following Two (2) Courses and Distances,

(1) South Sixty-Three (63) Degrees Twenty-Seven (27) Minutes West, One Hundred (100') Feet to a Point,

(2) North Twenty-Seven (27) Degrees Fifty-Eight (58) Minutes West, Two Hundred (200') Feet to a Point on The Southerly Side of St. James Drive;

TITLE TO SAID PREMISES VESTED IN Christopher Blanyar and Jeanette Blanyar, his wife deeded by Christopher Blanyar and Jeanette Blanyar, his wife Dated: July 31, 2009 Recorded: August 10, 2009 Bk/Pg #: 3009/158438.

PROPERTY BEING KNOWN AS: 122 Saint James Drive
Freeland, PA 18224

Being PIN #: R9S2 B4 L10

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Christopher Blanyar and Jeanette Blanyar

PROPERTY ADDRESS: 122 SAINT JAMES DR, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: R9S2 B4 L10

Seized and taken into execution to be sold as the property of CHRISTOPHER BLANYAR AND JEANETTE BLANYAR 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