

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11589/2023

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 plaintiff: PENNYMAC LOAN SERVICES, LLC

To Case No. 2023-11589

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF HANOVER, LUZERNE COUNTY, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE SOUTHERLY SIDE OF CHURCH STREET DISTANT THIRTY (30) FEET WEST FROM ITS INTERSECTION WITH DOWNING STREET;

THENCE SOUTH TWENTY-SIX (26) DEGREES EAST ALONG LINE OF LAND OF JOSEPH LONGKOWSKI AND WIFE, ONE HUNDRED (100) FEET TO BALLAMYS ALLEY;

THENCE SOUTH SIXTY-FOUR (64) DEGREES WEST ALONG SAID ALLEY THIRTY-FIVE (35) FEET TO A CORNER,

THENCE NORTH TWENTY-SIX (26) DEGREES WEST ONE HUNDRED (100) FEET TO CHURCH STREET;

THENCE NORTH SIXTY-FOUR (64) DEGREES EAST ALONG CHURCH STREET THIRTY-FIVE (35) FEET TO THE PLACE OF BEGINNING.

Title to said premises is vested in Kara Lynn Walkowiak and Adam Rembish, by the Deed from Carrie J. Greene dated 8/21/2020 and recorded 8/25/2020 in Record Book 3020, Page 158019, Instrument 202038475..

Property being known as 704 Church Street, Hanover Township, Pennsylvania 18706

Being Luzerne County Tax Parcel Number and PIN Number 25-I8S1-022-022-000.

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Kara Lynn Walkowiak and Adam Rembish

PROPERTY ADDRESS: 704 CHURCH ST, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I8S1-022-022-000

Seized and taken into execution to be sold as the property of KARA LYNN WALKOWIAK AND ADAM REMBISH in suit of PENNYMAC LOAN SERVICES, LLC.

