

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11408/2024

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:

THURSDAY, JUNE 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. 202411408

ALL THAT CERTAIN lot or piece of land situate in the City of Hazleton, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south side of West Fourteenth Street, one hundred ten (110) feet distance in a westerly direction from the southeast corner of Fourteenth and Laurel Streets;

THENCE in a westerly direction along the south side of said Fourteenth Street for a distance of ninety (90) feet to the easterly side of a twenty (20) foot wide alley;

THENCE along the easterly side of said alley in a southerly direction for a distance of ninety-six (96) feet to the northerly line of Lot No. 9;

THENCE in an easterly direction along the said line of Lot No. 9 for a distance of ninety (90) feet to the westerly side of a ten (10) foot wide alley;

THENCE in a northerly direction along the westerly side of said ten (10) foot wide alley for a distance of ninety-six (96) feet to Fourteenth Street, the place of BEGINNING.

BEING part of Lots Nos. 6, 7, and 8 in Square No. 136 in the general plot or plan of the Diamond Addition to the City of Hazleton.

TITLE TO SAID PREMISES VESTED IN Lenny Lantigua Abreu, now deceased deeded by Bruce S. Powers and Terisa D. Powers, husband and wife Dated: December 13, 2022 Recorded: December 14, 2022 Bk/Pg #: 3022/303168.

PROPERTY BEING KNOWN AS: 118 West 14th Street

Hazleton, PA 18201

Being PIN #: T8NW13 B4 L2

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Leslie Lantigua as Administratrix of the Estate of Lenny Lantigua Abreu, Deceased

PROPERTY ADDRESS: 118 WEST 14TH ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: T8NW13 B4 L2

Seized and taken into execution to be sold as the property of LANTIGUA, LESLIE AS ADMINISTRATRIX OF THE ESTATE OF LENNY LANTIGUA ABREU, 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