

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12194/2024

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:

FRIDAY, AUGUST 01, 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 plaintiff: PENNYMAC LOAN SERVICES, LLC

To Case No. 202412194

All That Certain lot or piece of ground situate in Foster Township, County of Luzerne, Commonwealth of Pennsylvania, Being Lot 8, Block W, Section 5, situated and located in Foster Township, Luzerne County, Pennsylvania and encompassed and included within one of the following plats: a subdivision plat drawn by L. A. Achterman, Jr., P. E. of East Stroudsburg, Pennsylvania known as Revised Sections 1 and 2 in Hickory Hills, Inc., dated Revised 13 August 1963, Revised 29 August 1963, Revised 6 May 1965 and approved on the 13th day of May, 1965 by the Luzerne County Planning Commission and duly filed and recorded on March 17, 1967 in the Office for the Recording of Deeds in and for Luzerne County, and a subdivision plat drawn by L. A. Achterman, Jr., P. E. of East Stroudsburg, Pennsylvania, known as Section 3 of Hickory Hills, Inc., dated Revised May 6, 1965 and approved on the 13th day of May 1965 by the Luzerne County Planning Commission and also duly filed and recorded on March 17, 1967 in the Office for the Recording of Deeds in and for Luzerne County, Pennsylvania in Map Book 25 at Pages 23 and 24; a subdivision plan drawn by Studer & McEldowney, Civil Engineers and Land Surveyors of Clinton, NJ dated May 1, 1968 and approved by Luzerne County

Planning Commission July 11, 1968 and filed July 12, 1968 in Map Book 27, Page 10 and Map Book 27, Page 11, known as Section 4; a subdivision plat drawn by Studer & McEldowney of Clinton, New Jersey, known as Hickory Hills - Section 5; dated September 12, 1968 and approved on the 30th day of September 1968 by the Luzerne County Planning Commission and duly filed and recorded on October 22, 1968 in the Office for the Recording of Deeds in and for Luzerne County, Pennsylvania in Map Book 27, at Pages 15A and 15B.

Title to said premises is vested in Ellen M. Durante, by the Deed from Charles S. Caikoski and Johanna M. Caikoski, Husband and Wife and William Parkins dated 5/7/2007 and recorded 6/5/2007 in Record Book 3007, Page 147176.

Ellen M. Durante departed this life on 8/4/2020.

Property being known as 1290 Woodhaven Drive, White Haven, Pennsylvania 18661

Being Luzerne County Tax Parcel Number and PIN Number 23-Q11S6-008-018-000 .

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Unknown Heirs, Successors, Assigns and All Persons , Firms or Associations Claiming Right, Title or Interest from or under Ellen M. Durante, Decea

PROPERTY ADDRESS: 1290 WOODHAVEN DR, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 23-Q11S6-008-018-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLEN M. DURANTE, DECEASED in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:
POWERS KIRN, LLC
TREVOSSE, PA 215-942-2090

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania