

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13668/2024

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. 202413668

ALL that certain piece and parcel of land situate in the Bennie Naunczek Addition to Salem Township , Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Tenth Street and being the southeast corner of Lot No . 31 in the said addition; thence North 22 degrees 12 minutes West a distance of 162.07 feet to a point on the southern line of an unnamed street; thence North 67 degrees 48 minutes East a distance of 55 feet to Lot No. 33; thence South 22 degrees 12 minutes East a distance of 162.07 feet to the northerly side of Tenth Street; thence along Tenth Street South 67 degrees 48 minutes West a distance of 55 feet to a point, the place of beginning. Being Lot No. 32 in Bennie Naunczek Addition to Salem Township as shown on map or plan entitled, "BERWICK BOROUGH, COLUMBIA COUNTY, SALEM TOWNSHIP, LUZERNE COUTNY, DIVISION OF BENNIE NAUNCZEK PROP. SURVEYED DECEMBER 5, 1951, H.G. Shulde R.E."

Title to said premises is vested in Matthew Petroff, by the Deed from Carl R. Wolfe and Reatrice E. Wolfe dated 2/22/2018 and recorded 3/22/2018 in Record Book 3018, Page 51583.

Property being known as 715 East 10th Street, Berwick, Pennsylvania 18603

Being Luzerne County Tax Parcel Number and PIN Number 55 P3NW4 001 007 000 .

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Matthew Petroff

PROPERTY ADDRESS: 715 EAST 10TH ST, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 55 P3NW4 001 007 000

Seized and taken into execution to be sold as the property of MATTHEW PETROFF in suit of PENNYMAC LOAN SERVICES, LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania