

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13918/2024

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, FEBRUARY 06, 2026
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. 202413918

The Land referred to herein below is situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

Premises A:

ALL THAT CERTAIN lot or piece of ground situate in Ward 1, Edwardsville Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of German Avenue, now Rice Avenue, about ninety four (94) feet distant in a Northeasterly direction from Main Street;

THENCE Northeasterly along said Rice Avenue forty (40) feet to land now or late of John Oram;

THENCE Southeasterly along said land now or late of John Oram about seventy eighty (78) feet to land or formerly of Ann Luton;

THENCE along the last mentioned land Southwesterly forty (40) feet to a corner on the rear of an alley;

THENCE along the rear of said alley and other lands of the Grantors herein Northwesterly about seventy eight (78) feet to the place of beginning.

PIN 18-G9S1-004-002-000

Premises B:

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Ward 1, Borough of Edwardsville, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pipe on the Northwesterly side line of Rice (formerly German) Street, said corner being also the Southeasterly corner of land now or late of Anna Lukisak; THENCE alone line of land now or late of said Anna Lukisak, North 28 degrees 30 minutes West, seventy-seven and fifty hundredths (77.50) feet to a corner marked by an iron pipe, corner of land now or late of William Washeleski, et ux; THENCE along line of land now or late of William Washeleski, et ux: South 60 degrees 50 minutes West, forty (40) feet to a point marked by an iron pipe in line of land now or late of Julia Duda; THENCE along line of land now or late of Julia Duda, South 28 degrees 30 minutes East, forty (40) feet to a corner in line of land now or late of Mary Jane Rouse, North 60 degrees 50 minutes East ten and seventy-one one hundredths (10.71) feet to a point marked by an iron pipe; THENCE along line of land now or late of Mary Jane Rouse, South 28 degrees 30 minutes East, thirty-seven and fifty hundredths (37.50) feet to a point marked by and iron pipe on the side line of Rice Street; THENCE along Rice Street North 60 degrees 50 minutes East, twenty-nine and twenty-nine hundredths (29.29) feet to a point in line of Rice Street marked by an iron pipe, the place of beginning.

PIN 18-G9S1-003-015-000

TITLE TO SAID PREMISES VESTED IN Jennifer Alansky deeded by John Armstrong Dated: July 23, 2021 Recorded: July 26, 2021 Bk/Pg #: 3021/199651.

PROPERTY BEING KNOWN AS: 13 Rice Avenue aka 13-15 Rice Avenue and 20 Rice Avenue
Edwardsville, PA 18704

Being PIN #: G9S1 B4 L2 & G9S1 B3 L15

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Jennifer Alansky

PROPERTY ADDRESS: 13 RICE AVE AKA 13-15 RICE AVE AND 20 RICE AVE, EDWARDSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: G9S1 B4 L2 & G9S1 B3 L15

Seized and taken into execution to be sold as the property of JENNIFER ALANSKY 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