

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5232/2025

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.

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By virtue of writ of execution issued by plaintiff: PennyMac Loan Services, LLC

To case number 202505232

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BOROUGH OF DALLAS, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED ACCORDING TO THE SURVEY DATED APRIL 4, 1975 BY GARY D. MORGAN, R.S. OF SHICKSHINNY, PENNSYLVANIA;

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET LEADING FROM MAIN STREET TO HUNTSVILLE STREET, SAID POINT ALSO BEING COMMON TO LANDS NOW OR LATE OF OLIN HARVEY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 74 DEGREES 36 MINUTES EAST, A DISTANCE OF EIGHTY-FOUR AND TWENTY HUNDREDTHS (84.20) FEET TO AN IRON PIN; THENCE ALONG LANDS NOW OR LATE OF JAMES HUTCHINSON, SOUTH 13 DEGREES 00 MINUTES WEST A DISTANCE OF THREE HUNDRED TWENTY-NINE AND TWENTY-FIVE HUNDREDTHS (329.25) FEET TO AN IRON PIN; THENCE ALONG LANDS NOW OR LATE OF RICE CEMETERY SOUTH 76 DEGREES 43 MINUTES WEST A DISTANCE THENCE ALONG COPY OF NINETY-THREE AND EIGHTY-THREE HUNDREDTHS (93.83) FEET TO AN IRON PIN; LANDS NOW OR LATE OF NORTON AND THE AHOREMENTIONED LANDS NOW OR LATE OF OLIN HARVEY, NORTH 13 DEGREES 11 MINUTES EAST A DISTANCE OF THREE HUNDRED SEVENTY-FOUR AND, THIRTY-THREE HUNDREDTHS (374.33)2, FEET TO AN OLD IRON PIN, THE POINT OF BEGINNING.

Title to said premises is vested in Ryan Andrew Maye a/k/a Ryan A. Maye by deed from Willaim F. Kupstas and Kathryn Kupstas, his wife dated July 22, 2014, and recorded July 28, 2014 in Deed Book 3014, Page 121528.

Property being known as: 140 Franklin Street, Dallas, Pennsylvania 18612

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Ryan Andrew Maye a/k/a Ryan A. Maye

PROPERTY ADDRESS: 140 FRANKLIN ST, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 11-E8NW2-016-003-000

Seized and taken into execution to be sold as the property of MAYE, RYAN ANDREW A/K/A RYAN A. MAYE in suit of PENNYMAC LOAN SERVICES, LLC.

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Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania