

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5430/2025

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 a Writ of Execution issued by plaintiff: PennyMac Loan Services, LLC

To Case No. 2025-05430

ALL THAT CERTAIN piece or parcel of land situated in the Township of Ross, County of Luzerne, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being an axle on the Northerly side of the county road, known as Sweet Valley Road, running from Sweet Valley to Pikes Creek, said point being located five hundred six and five tenths (506.5) feet East of the centerline intersection of said county road and state road #40067, said point also being the Southwest corner of lands now or formerly of Iona Holcomb;

THENCE along lands now or formerly of said Iona Holcomb, the following two courses and distances:

1) North 34 degrees 45 minutes 50 seconds West, one hundred thirty and eleven one hundredths (130.11) feet to an axle, and

2) North 60 degrees 30 minutes East, one hundred sixty-seven and seven one-hundredths (167.07) feet to an iron pipe;

THENCE along land now or formerly of Arthur Dean Hontz, North 34 degrees 36 minutes West, one hundred thirty-one and seventy-one hundredths (131.70) feet to an iron pin;

THENCE along lands now or formerly of Charles R - Reeder, of which this parcel was once a part, South 61 degrees 4

minutes 10 seconds West, two hundred seventy-six and sixty-four one-hundredths (276/64) feet to an iron pin;

THENCE along lands now or formerly of Stanley Knapich, South 37 degrees 46 minutes 20 seconds East one hundred

eighty-six and seven one-hundredths (186.07) feet to an iron pin;

THENCE along land now or formerly of Albert Holcomb Estate, South 34 degrees 9 minutes East, Seventy-nine and thirty

one-hundredths (79.30) feet to an iron pin on the Northerly side of said county road;

THENCE along said county road, known as Sweet Valley Road, North 60 degrees 34 minutes East, one hundred (100)

feet to the point or place of BEGINNING.

Title to said premises is vested in Robert R. Kohli by the Deed from Robert R. Kohli and Melanie Ann Kohli dated 7/03/2020 and recorded 7/30/2020 in Record Book 3020, Page 133543.

Property being known as 5658 Main Road, Hunlock Creek, Pennsylvania 18621

Being Luzerne County Tax Parcel Number and PIN Number F5-A-31A .

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Robert Ryan Kohli a/k/a Robert R. Kohli

PROPERTY ADDRESS: 5658 MAIN RD, HUNLOCK CREEK, PA 18621

UPI / TAX PARCEL NUMBER: F5-A-31A

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

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

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