SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7640/2025

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:

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. 202507640

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE IN TILBURY TERRACE, TOWNSHIP OF PLYMOUTH, COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF:

BEGINNING AT A CORNER COMMON TO LOTS NOS. 26 AND 27 ON PLOT OF LOTS HEREINAFTER MENTIONED, SAID POINT BEING ALSO IN THE WEST SIDE LINE OF ORCHARD AVENUE;

THENCE ALONG THE WEST SIDE LINE OF ORCHARD AVENUE, BEING ALSO THE EAST BOUNDARY LINE OF LOTS NOS. 27, 28 AND 29, SOUTH 128 FEET TO A POINT ON THE EAST BOUNDARY LINE OF LOT NO. 29;

THENCE THROUGH LOT NO. 29, WEST 89 FEET TO A POINT;

THENCE SOUTH 3 FEET TO A POINT;

THENCE WEST 10 FEET TO A POINT;

THENCE NORTH 3 FEET TO A POINT; AND

THENCE WEST 65.96 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF LOT NO. 29;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF LOTS NOS. 29, 28 AND 27, NORTH 6 DEGREES 45 MINUTES WEST 128.90 FEET TO A POINT IN THE SOUTH BOUNDARY LINE OF LOT NO. 26;

THENCE ALONG THE SOUTH BOUNDARY LINE OF LOT NO. 26, EAST 180.11 FEET TO THE PLACE OF BEGINNING.

BEING ALL OF LOTS 27 AND 28 AND A PORTION OF LOT 29 ON PLOT OF LOTS KNOWN AS "TILBURY TERRACE DEVELOPMENT" RECORDED IN LUZERN COUNTY MAP BOOK 3 PAGE 91.

PIN # I7S1 005 007

THE SECOND THEREOF:

BEGINNING AT A POINT IN THE WESTERLY SIDE LINE OF ORCHARD AVENUE, SAID POINT BEING ALSO IN THE SOUTHERLY BOUNDARY LINE OF THE PARCEL OF LAND CONVEYED BY THE GRANTOR HEREIN TO THE GRANTEES HEREIN BY DEED DATED JANUARY 16, 1963 AND RECORDED IN LUZERNE COUNTY DEED BOOK 1514 PAGE 130, SAID POINT BEING ALSO IN THE EASTERLY BOUNDARY LINE OF LOT 29 ON PLOT OF LOTS HEREINAFTER MENTIONED;

THENCE FROM SAID BEGINNING POINT, ALONG THE WESTERLY SIDE LINE OF ORCHARD AVENUE, BEING ALSO THE EASTERLY BOUNDARY LINE OF LOTS 29 AND 30 ON SAID PLOT, SOUTH ONE HUNDRED (100) FEET TO A POINT IN THE DIVIDING LINE BETWEEN LOTS 30 AND 31;

THENCE ALONG THE DIVIDING LINE BETWEEN LOTS 30 AND 31 WEST ONE HUNDRED FIFTY THREE AND THIRTEEN ONE - HUNDREDTHS (153.13) FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF LOT 30;

(c) CountySuite Sheriff, Teleosoft, Inc.

THENCE ALONG THE WESTERLY BOUNDARY LINE OF LOTS 30 AND 29 NORTH 6 DEGREES 45 MINUTES WEST ONE HUNDRED AND SEVENTY ONE -HUNDREDTHS (100.70) FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF, SAID PARCEL CONVEYED BY THE GRANTOR HEREIN TO THE GRANTEES HEREIN BY DEED DATED JANUARY 16, 1963, RECORDED IN DEED BOOK 1514 PAGE 130.

THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:
(1) EAST SIXTY FIVE AND NINETY SIX ONE -HUNDREDTHS (65.96) FEET TO A POINT;
(2) SOUTH THREE (3) FEET TO A POINT;
(3) EAST TEN (10) FEET TO A POINT;
(4) NORTH THREE (3) FEET TO A POINT;
(5) EAST EIGHTY NINE (89) FEET TO A POINT IN THE WESTERLY SIDELINE OF ORCHARD AVENUE, THE PLACE OF BEGINNING.

BEING A PART OF LOT 29 AND ALL OF LOT 30 ON PLOT OF LOTS KNOWN AS TILBURY TERRACE DEVELOPMENT RECORDED IN LUZERN COUNTY MAP BOOK 3 PAGE 91.

PIN # I7S1 005 009

Title to said premises is vested in D'Arcy R. Werner and Michael L. Werner, by the Deed from Gerald Maheady and Helen Madeady, Husband and Wife dated 7/27/2015 and recorded 8/5/2015 in Record Book 3015, Page 142149, Instrument No. 201538522.

Property being known as 10 Orchard Avenue, Nanticoke, Pennsylvania 18634

Being Luzerne County Tax Parcel Number and PIN Number 49-17S1-005-007-000 & 49-I7S1-005-009-000 .

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: D'arcy R. Werner and Michael L. Werner

PROPERTY ADDRESS: 10 ORCHARD AVE, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 49-17S1-005-007-000 & 49-I7S1-005-009-000

Seized and taken into execution to be sold as the property of D'ARCY R WERNER AND MICHAEL L WERNER in suit of PENNYMAC LOAN SERVICES, LLC.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.