# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 4525/2025**

**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, DECEMBER 04, 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. 202504525

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Dallas, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner, the intersection point of the Westerly right-of-way of State Highway (Legislative Route #40002) and the Southerly right-of-way of a forty (40) foot road named Mountain View Drive, of the Shrine Acres Development, said corner being North Sixty (60) degrees, forty (40) minutes West, a distance of one thousand seventy-three and twenty one-hundredths (1,073.20) feet from the intersection point of the Westerly right-of-way of State Highway (Legislative Route #40002) and the Northerly right-of-way of the State Highway leading from Dallas to Harvey's Lake;

THENCE along the right-of-way of said Mountain View Drive, South forty-one (41) degrees, fifty (50) minutes West, a distance of two hundred fifteen and twenty-five one-hundredths (215.25) feet to a corner, this corner being about twenty (20) feet from Lot 70A;

THENCE along a line paralleling Lot 70A, South fifty-six (56) degrees, forty-nine (49) minutes East, a distance of two hundred twenty-three and seventy-five one-hundredths (223.75) feet to a corner in the rear line;

THENCE along rear line North forty-seven (47) degrees, twenty (20) minutes East, a distance of two hundred thirty-four and seventeen one-hundredths (234.17) feet to a corner in the right-of-way of State Highway;

THENCE along said right-of-way North sixty (60) degrees, forty (40) minutes West, a distance of two hundred forty-eight and twenty six one-hundredths (248.26) feet to the place of BEGINNING.

BEING parts of Lots 69 and 70 on plot of lots of Shrine View Acres, Inc. as revised, located in Dallas Township, Luzerne County, Pennsylvania.

Property Identification Number of the above described parcel is: Map D7S2, Block 003, and Lot 009.

UNDER and SUBJECT to all exceptions, reservations, covenants, and conditions as contained in prior deeds in chain of title.

Title to said premises is vested in Brian Pendolphi, by the Deed from Joseph E. Kluger a/k/a Joseph E. Kluger, Esquire, Executor of the Estate of Jewel Susan Jacobs a/k/a Jewel S. Jacobs a/k/a/ Jewel Jacobs, Deceased dated 5/25/2021 and recorded 6/3/2021 in Record Book 3021, Page 145482.

Property being known as 424 Mountain View Drive, Dallas, Pennsylvania 18612

Being Luzerne County Tax Parcel Number and PIN Number 10-D7S2-003-009-000 .

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Brian Pendolphi

PROPERTY ADDRESS: 424 MOUNTAIN VIEW DR, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 10-D7S2-003-009-000

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

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

**GENESIS C. ARIAS, Sheriff**
**LUZERNE COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.