

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4006/2025

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.

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

To Case No. 202504006

THE FIRST THEREOF:

ALL that certain piece, parcel or tract of land lying, situate and being in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly right-of-way of Jefferson Street, said point being the southeast corner of Lot No. 2D and being Station 1+44.38;

THENCE along the westerly right-of-way of Jefferson Street, parallel to and twenty-four (24) feet West of the center line, on an arc of a curve one hundred thirty-four and fifty-eight one-hundredths (134.58) feet in radius to the right an arc distance of one and eighty-three one-hundredths (1.83) feet, the chord of said arc running South 00° 03' 21" West, a distance of one and eighty-three one-hundredths (1.83) feet to a point, Station 1+45.21;

THENCE continuing along the aforesaid right-of-way, South 00° 20' 00" West, a distance of twenty-four and nine one-hundredths (24.09) feet to a point, the southeast corner of the land to be conveyed and being Station 1+70.30;

THENCE along the southerly line of the land to be conveyed, South 55° 02' 56" West, a distance of eighty-nine and thirty-six one-hundredths (89.36) feet to a point, the southwest corner of the land to be conveyed;

THENCE along the line of parcel No. A, North 35° 05' 00" West, a distance of twenty-two and twelve one-hundredths (22.12) feet to a point, the southwest corner of Lot No. 2D;

THENCE along the South line of Lot No. 2D, North 55° 34' 18" East, a distance of one hundred four and thirty-eight one-hundredths (104.38) feet to the point of beginning, said line passing through and along the center line of a masonry wall dividing structures Nos. 2D and 2E.

CONTAINING 2,100.158 square feet.

BEING Lot No. 2E in the Jefferson Park Townhouse Plot.

The above described premises is known as 71 Jefferson Lane, Wilkes-Barre, Luzerne County, Pennsylvania.

SUBJECT to all exceptions, restrictions and conditions as contained in the chain of title.

THE Property Identification Number of the above-described premises is 73-H9SE3-006-02E-000.

THE SECOND THEREOF:

All that certain piece, parcel or tract of land lying, situate and being in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly 48.00 foot wide right-of-way line of Jefferson Avenue in the southerly line of Parcel 2E;

THENCE in a southwesterly direction along said southerly line of parcel 2E, on a course of South 55 degrees 02 minutes 56 seconds West, a distance of 89.36 feet to a point in line of lands of the Heritage House;

THENCE in a southeasterly direction along said lands, on a course of South 35 degrees 05 minutes East, a distance of 9.96 feet to a point;

THENCE in a northeasterly direction continuing along said lands, on a course of North 55 degrees 20 minutes East, a distance of 82.00 feet to a point on the westerly 48.00 foot wide right-of-way line of Jefferson Avenue;

THENCE in a northerly direction along said right-of-way line, on a course of North 00 degrees 20 minutes East, a distance of 12.70 feet to the place of beginning.

CONTAINING 871.54 square feet of land, more or less.

The above described premises is known as 72 Jefferson Lane, Wilkes-Barre, Luzerne County, Pennsylvania.

SUBJECT to all exceptions, restrictions and conditions as contained in the chain of title.

THE Property Identification Number of the above-described premises is 73-H9SE3-006-02L-000.

Title to said premises is vested in Ross Graham, by the Deed From Thomas J. Davis, by Eric J. McCabe, his Agent under a Durable General Power of Attorney, dated November 22, 2022 and recorded January 5, 2023 dated 2/7/2023 and recorded 2/23/2023 in Record Book 3023, Page 31803, Instrument No. 202309734.

Property being known as 71 Jefferson Ln, Wilkes Barre, Pennsylvania 18701

Being Luzerne County Tax Parcel Number and PIN Number 73-H9SE3-006-02E-000 and 73-H9SE3-006-02L-000.

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Ross Graham

PROPERTY ADDRESS: 71 JEFFERSON LANE, WILKES BARRE, PA 18701

UPI / TAX PARCEL NUMBER: 73-H9SE3-006-02E-000 and 73-H9SE3-006-02L-000

Seized and taken into execution to be sold as the property of ROSS THOMAS GRAHAM in suit of PENNYMAC LOAN SERVICES, LLC.