

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7683/2025

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: PENNYMAC LOAN SERVICES, LLC

To: NO. 202507683

All those certain lost or pieces of ground situate in Exeter Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a corner on the southerly line of Layton Street South 73 degrees 50 minutes East, one hundred sixty-six (166) feet from the easterly line of Exeter Street, it being in the easterly line of a sixteen-foot alley;

THENCE along the southerly line of said Layton Street, South 73 degrees 50 minutes East, forty (40) feet to a corner;

THENCE South 16 degrees 10 minutes West, one hundred fifty (150) feet to a corner;

THENCE North 73 degrees 50 minutes West, forty (40) feet to a corner on the easterly line of the aforementioned sixteen-foot alley;

THENCE along the said easterly line of the sixteen-foot alley, North 16 degrees 10 minutes East, one hundred fifty (150) feet to the place of beginning.

CONTAINING 6,000 square feet of land, be the same more or less.

THE SECOND THEREOF:

BEGINNING at a point in the easterly sideline of James Alley, said Alley having a width of sixteen (16) feet, said point being the southwesterly corner of lands now or formerly of Joseph Venetz, et ux;

THENCE along the lands now or formerly of Joseph Venetz et ux and lands now or formerly of Cavello, South seventy-six degrees nine minutes zero seconds East, seventy-eight and forty-nine hundredths (78.49) feet to a point in the westerly right-of-way line of the West Pittston Branch of the former Lehigh Valley Railroad;

THENCE along the said right-of-way line of said Railroad, South forty-one degrees seventeen minutes zero seconds West, one hundred seventy and thirty-seven hundredths (170.37) feet to a point in the said sideline of James Alley.

THENCE along the said sideline of James Alley, North Thirteen degrees fifty-one minutes zero seconds East, one hundred fifty-one and twenty-one hundredths (151.21) feet to the point of Beginning.

Containing an area of five thousand seven hundred ninety-four (5,794) square feet of land.

TITLE TO SAID PREMISES VESTED IN Sean P. Roche and Sandra Roche, now deceased deeded by Patricia Parry, Executrix of the Estate of Joseph L. Venetz aka Joseph Venetz Dated: October 26, 2015 Recorded: October 27, 2015 Bk/Pg #: 3015/198585.

PROPERTY BEING KNOWN AS: 6 Layton Street

Exeter, PA 18643

Being PIN #: D11S1 B14 L8 & 11

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Sean P. Roche

PROPERTY ADDRESS: 6 LAYTON ST, EXETER, PA 18643

UPI / TAX PARCEL NUMBER: D11S1 B14 L8 & 11

Seized and taken into execution to be sold as the property of SEAN P ROCHE in suit of PENNYMAC LOAN SERVICES, LLC.

