

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7354/2023

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. 202307354

ALL THAT CERTAIN lot or piece of ground situate on the east side of Alter Street, between Tenth and Eleventh Streets, in the Diamond Addition to the City of Hazleton, being the western one half of Lot marked No. Three (3) of Square No. Eleven Hundred and Four (1104) in the plan of the said Diamond Addition, bounded and described as follows, to wit: Luzerne County, Pennsylvania:

BEGINNING at a point sixty four (64) feet northward from the northeast corner of Tenth and Alter Streets;

THENCE northwardly along Alter Street for a distance of thirty two (32) feet to the corner of Lot No. Four (4);

THENCE eastwardly along the southern line of Lot No. Four (4) for a distance of one hundred (100) feet to land now or late of Mary Cuozzo, Deed Book 785, page 35;

THENCE southwardly along said land for a distance of thirty two (32) feet to the line of Lot No. Two (2);

THENCE westwardly along the northern line of said Lot No. Two (2) for a distance of one hundred (100) feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Miledys Sosa, now deceased deeded by Julie Lyons, Individually and as Executrix of the Estate of Executrix of the Last Will and Testament of Philomena Phyllis Scalise Dated: March 14, 2016 Recorded: March 28, 2016 Bk/Pg #: 3016/55416

PROPERTY BEING KNOWN AS: 711 Alter Street  
Hazleton, PA 18201

Being PIN #: T8NW42 B19 L11

Improvements thereon consist of RESIDENTIAL SINGLE DWELLING

Seized and taken in execution as the property of: EUDIS MANUEL SOSA as Administrator of the Estate of MILEDYS SOSA, Deceased

PROPERTY ADDRESS: 711 ALTER ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: T8NW42 B19 L11

Seized and taken into execution to be sold as the property of SOSA, EUDIS MANUEL AS ADMINISTRATOR OF THE ESTATE OF MILEDYS SOSA, DECEASED in suit of PENNYMAC LOAN SERVICES, LLC.

