

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7009/2024

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.

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By virtue of Writ of Execution issued by Plaintiff, Towd Point Mortgage Trust 2019-3, U.S. Bank National Association, as Indenture Trustee

To Case Number: 2024-07009

ALL THAT CERTAIN surface and right of soil only of and to the following piece or parcel of land situate, lying and being in the Borough of Luzerne, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Southerly side of Charles Stret on line of lands mow or formerly of E.D. Nichlols:

THENCE along said land, South 59 degrees 30 minutes West, one hundred and thirteen (113) feet to an alley twelve feet in width;

THENCE along said alley, North 30 degrees 7 minutes West, thirty-three and one-third ( $33\frac{1}{3}$ ) feet to a corner on line of lands now or formerly contracted to R.A. Leibengueth;

THENCE along said land, North 59 degrees 30 minutes East, one hundred and thirteen (113) feet to a corner on Charles Street aforesaid;

THENCE along said street, South 30 degrees 7 minutes East, thirty-three and one-third ( $33\frac{1}{3}$ ) feet to the place of beginning.

CONTAINING three thousand seven hundred sixty-six and two-thirds ( $3,766\frac{2}{3}$ ) square feet of land, more or less; and being part of Lot No. 371 as modified by the extension of Charles Street on plot of lots of Sarah S. Bennett in Luzerne Borough.

SUBJECT to the same exceptions, reservations, conditions, covenants and restrictions as contained in prior deeds or other instruments forming chain of title to the aforescribed premises.

BEING THE SAME PREMISES which Arlene L. Lohman, now by marriage Arlene L. Krennerich, and John M. Krennerich, her husband by Deed dated September 8, 1994 and recorded on September 15, 1994, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 2504 at Page 596, as Instrument No. 19945046326, granted and conveyed unto Nancy G. Pettebone.

Property being known as 814 Charles Street, Luzerne, PA 18709

Being Luzerne County Parcel Identification Number 41-F9SE4-020-005-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Nancy G. Pettebone

PROPERTY ADDRESS: 814 CHARLES ST, LUZERNE, PA 18709

UPI / TAX PARCEL NUMBER: 41-F9SE4-020-005-000

Seized and taken into execution to be sold as the property of NANCY G PETTEBONE in suit of TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE.

**Attorney for the Plaintiff:**  
HLADIK ONORATO & FEDERMAN  
NORTH WALES, PA 215-855-9521

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania