

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 10989/2024

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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Plaintiff: Freedom Mortgage Corporation  
Defendants: Daniel Pechal and Joanna Pechal  
Attorney for Plaintiff: Orlans Law Group PLLC  
200 Eagle Road, Bldg 2, Suite 120  
Wayne, PA 19087  
(484) 367-4191  
Judgment Amount: \$264,847.38

## DESCRIPTION

ALL that certain piece or parcel of land in the Township of Lehman, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesternly sideline of Hilltop Drive in the line between Lots Nos. 97 and 98 on plot of lots known as "Oak Hill" hereinafter mentioned;

THENCE from said beginning point and along the line between said Lots, North 27 degrees 32 minutes West, one hundred fifty (150) feet to a point common to Lots Nos. 96, 97, 98 and 99;

THENCE from said point and along the line between Lots Nos. 98 and 99, North 62 degrees 28 minutes East, ninety (90) feet to a point common to Lots Nos. 98, 99, 100 and 101;

THENCE from said point and along the line between Lots Nos. 98 and 101, South 27 degrees 32 minutes East, one hundred fifty (150) feet to a point in the beforementioned Northwesternly sideline of Hilltop Drive;

THENCE from said point and along the Northwesternly side line of Hilltop Drive, South 62 degrees 28 minutes West, ninety (90) feet to a point in the line between Lots Nos. 97 and 98, the place of beginning.

The improvements thereon being commonly known as 15 Hilltop Drive, Dallas, PA 18612.

TITLE TO SAID PREMISES VESTED IN Daniel Pechal and Joanna Pechal, by Deed from Tammy Everson, dated March 30, 2022, recorded April 4, 2022, Instrument number 202222685.

Tax Parcel No: 40-D7S1-002-014-000

Premises known as: 15 Hilltop Drive, Dallas, PA 18612

To Be Sold as the property of Daniel Pechal and Joanna Pechal

Docket No: 202410989

PROPERTY ADDRESS: 15 HILLTOP DR, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 40-D7S1-002-014-000

Seized and taken into execution to be sold as the property of DANIEL PECHAL AND JOANNA PECHAL in suit of FREEDOM MORTGAGE CORPORATION.

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Attorney for the Plaintiff:  
ORLANS LAW GROUP PLLC  
WAYNE, PA 484-367-4191

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