

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4008/2025

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.

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BY VIRTUE of a Writ of Execution No. \_\_\_\_\_, and Judgment No. 202504008, issued out of the Court of Common Pleas of Luzerne County, Pennsylvania, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, North River Street, Wilkes Barre City, Luzerne County, Pennsylvania, on Friday, February 6, 2026 at 10:30 O'clock A.M., of the said day, all the right, title and interest of the Defendant in and to:

All that certain lot or piece of ground situate in the Township of Exeter, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the centerline of Lewis Road (SR 699), being the northeasterly corner of property herein described; THENCE along lands of Arthur Puterbaugh, S 37° 02' 20" E, 242.29' to a set iron pin; THENCE continuing along lands of Puterbaugh S 48° 12' 20" W, 212.80' to a set iron pin; THENCE continuing along lands of Puterbaugh S 21° 19' 42" W, 118.87' to a set iron pin in the line of lands now or formerly of Edmund J. Wysock; THENCE along lands of Wysock, N 37° 02' 20" W, 211.35 feet to the centerline of Lewis Road; THENCE along the centerline of said Lewis Road, N 33° 27' 47"E, 332.34' to the point of beginning.

Parcel as described contains 1.500 acres of land. Also being known as "Parcel A" of the Rosemary L. Puterbaugh Minor Subdivision" dated September 30, 2003, as described on the subdivision map recorded in the office of the Recorder of Deeds of Luzerne County in Map Book 165 page 47.

EXCEPTING AND RESERVING a 25' wide Spring Water Supply Easement following the centerline of a buried plastic water pipe crossing through the Southeast corner of the property herein described.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TOGETHER with all buildings and improvements thereon.

IMPROVED WITH A SINGLE-FAMILY RESIDENTIAL DWELLING COMMONLY KNOWN AND NUMBERED AS: 616 LEWIS ROAD, HARDING, PA 18643 f/k/a 440 A LEWIS ROAD WYOMING, PA 18644

PIN: 17-B10-00A-20E-000

BEING THE SAME PREMISES WHICH Arthur Puterbaugh, by Deed dated January 20, 2004 and recorded February 6, 2004 in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, Record Book 3004, page

25461, granted and conveyed unto Rosemary L. Puterbaugh. Rosemary L. Puterbaugh died December 3, 2021. Letters of Administration were granted to Dylan P. Puterbaugh on January 12, 2022 to Luzerne County File No. 40-22-0071.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, for all sales where the filling of a Schedule of Distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN INTO EXECUTION at the suit of – PENNSYLVANIA HOUSING FINANCE AGENCY vs. DYLAN PUTERBAUGH, ADMINISTRATOR OF THE ESTATE OF ROSEMARY L. PUTERBAUGH, DECEASED

PROPERTY ADDRESS: 616 LEWIS RD, F/K/A 440 A LEWIS RD WYOMING PA 18644, HARDING, PA 18643

UPI / TAX PARCEL NUMBER: 17-B10-00A-20E-000

Seized and taken into execution to be sold as the property of PUTERBAUGH, DYLAN ADMINISTRATOR OF THE ESTATE OF ROSEMARY L. PUTERBAUGH, DECEASED in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

**Attorney for the Plaintiff:**  
PURCELL KRUG & HALLER  
HARRISBURG, PA 717-234-4178

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