

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10357/2025

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:

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. 202510357

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Freeland, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Birkbeck Street, said point being approximately ninety-seven (97) feet north of the northwest corner of the intersection of Birkbeck and foster Streets, and said point being the northeast corner of land of George Skuba et ux;

THENCE extending along said Birkbeck Street, northwardly, fifty (50) feet to a point on lands of Anthony and Josephine Nowak;

THENCE extending westwardly along Nowak land, one hundred and forty (140) feet, more or less, to a point on the east side of an alley;

THENCE extending southwardly along said alley, fifty (50) feet to a point on lands of Skuba;

THENCE extending eastwardly along lands of Skuba, one hundred forty (140) feet, more or less, to a point on the west side of Birkbeck Street, the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Victor Karpowich, now deceased deeded by Kathryn Karpowich, Executrix of the Estate of Victor J. Karpowich, Sr. Dated: April 7, 2026 Recorded: April 14, 2016 Bk/Pg #: 3016/68826.

PROPERTY BEING KNOWN AS: 1112 Birkbeck Street

Freeland, PA 18224

Being PIN #: Q9SE3 B24 L9

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: James Karpowich as Administrator of the Estate of Victor Karpowich, Deceased

PROPERTY ADDRESS: 1112 BIRKBECK ST, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: Q9SE3 B24 L9

Seized and taken into execution to be sold as the property of KARPOWICH, JAMES AS ADMINISTATOR OF THE ESTATE OF VICTOR KARPOWICH in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania