

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2235/2025

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, APRIL 10, 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 writ of execution issued by plaintiff: PennyMac Loan Services, LLC

To case number 2025-02235

ALL THE SURFACE AND RIGHT OF SOIL OF ALL THE CERTAIN LOTS OF LAND SITUATE IN THE CITY OF NANTICOKE, WYOMING COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT;

BEGINNING AT A POINT WHICH IS A CORNER COMMON TO LOT NO. 2271 AND NO. 2272 ON THE EASTERLY SIDE OF RIVER ROAD, IN SAID CITY; SAID POINT BEING SOUTH 1 DEGREE 51 MINUTES WEST ONE HUNDRED THIRTEEN AND SEVENTY FIVE ONE HUNDREDTHS (113.75) FEET AND NORTH 89 DEGREES 30 MINUTES EAST FIFTEEN AND ONE ONE HUNDREDTHS (15.01) FEET FROM IRON PIN NO. 66 SET ON THE CENTER LINE OF RIVER ROAD AT THE INTERSECTION OF COURSES NORTH 1 DEGREE 51 MINUTES EAST AND NORTH 2 DEGREES 27 MINUTES EAST;

THENCE ALONG THE LINE BETWEEN LOTS NO. 2271 AND NO. 2272, NORTH 89 DEGREES 30 MINUTES EAST, ONE HUNDRED AND THIRTY NINE AND SIXTY SIX ONE HUNDREDTHS (139.66) FEET TO A CORNER COMMON TO SAID LOTS;

THENCE ALONG LANDS OF THE SUSQUEHANNA COWERIES COMPANY; BEING SOUTH FORTY THREE AND FORTY FIVE ONE HUNDREDTHS (43.45) FEET TO A CORNER COMMON TO LOTS NO. 2270 AND 2271;

THENCE ALONG A LINE BETWEEN SAID LOTS, NORTH 89 DEGREES 54 MINUTES WEST, ONE HUNDRED FORTY ONE AND TWO ONE HUNDREDTHS (141.02) FEET TO ANOTHER CORNER COMMON TO SAID LOTS ON THE EASTERLY SIDE OF RIVER ROAD;

THENCE ALONG SAID SIDE OF RIVER ROAD NORTH 1 DEGREE 51 MINUTES EAST, FORTY TWO AND ONE ONE HUNDREDTHS SIDE OF RIVER ROAD;

THENCE ALONG SAID SIDE OF RIVER ROAD NORTH 1 DEGREE 51 MINUTES EAST, FORTY TWO AND ONE ONE HUNDREDTHS (42.01) FEET TO THE PLACE OF BEGINNING.

Title to said premises is vested in Dwane Abramson Jr. by deed from Timothy M. Smith, Jr. dated August 31, 2022, and recorded September 6, 2022, in Deed Book 3022, Page 229203.

Property being known as: 214 River Street, Nanticoke, Pennsylvania 18634

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Dwane Abramson

PROPERTY ADDRESS: 214 RIVER ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7NW2-011-018-000

Seized and taken into execution to be sold as the property of DWANE ABRAMSON, JR in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania