

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6171/2025

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, JUNE 12, 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 a Writ of Execution issued by plaintiff: PennyMac Loan Services, LLC

To Case No. 202506171

THE FIRST THEREOF:

BEGINNING at a point on the northerly sideline of Main Avenue in line between Lots Nos. 62 and 63; THENCE from said beginning point and along the said northerly sideline of Main Avenue South 46 degrees 02 ½ minutes West fifty (50) feet to a point in line of Lot No. 61;

THENCE from said point and along the line between Lots Nos. 61 and 62 North 38 degrees 48 ½ minutes West one hundred twenty-five and fifty-one one-hundredths (125.51) feet to a point in line of Lot No. 109; THENCE from said point and along the line of Lot No. 109 North 46 degrees 02 ½ minutes East thirty-eight and seventy-three one-hundredths (38.73) feet to a point in line of Lot No. 63; THENCE from said point and along the line between Lots Nos. 62 and 63 South 43 degrees 57 ½ minutes East one hundred twenty-five (125) feet to the line of Main Avenue, the place of BEGINNING.

CONTAINING 5,545.0 square feet of land, being the same more or less.

BEING all of Lot No. 62 on plot of lots known as "Lily Lake Terrace" as laid out for Stanley Markofski by Sturdevant-Dilley Engineering Company, Ltd.

THE SECOND THEREOF:

BEGINNING at a point on the northerly sideline of Main Avenue in line between Lots Nos. 60 and 61; THENCE from said beginning point and along the said northerly sideline of Main Avenue South 56 degrees 20 ½ minutes West 50.0 feet to a point in line of Lot No. 59; THENCE from said point and along the line between Lots Nos. 59 and 60 North 33 degrees 39 ½ minutes West 125.0 feet to a point in line of Lot No. 108; THENCE from said point and along the line of Lot No. 108, North 56 degrees 20 ½ minutes East 50.0 feet to a point common to Lots Nos. 60, 108, 109, and 61; THENCE from said point and along the line between Lots Nos. 60 and 61, South 33 degrees 39 ½ minutes East 125.0 feet to the line of Main Avenue and place of BEGINNING.

CONTAINING 6,250.0 square feet of land, being the same more or less.

Being all of Lot No. 60 on plot of lots known as "Lily Lake Terrace" as laid out for Stanley Markofski by the Sturdevant-Dilley Engineering Company, Ltd.

THE THIRD THEREOF:

BEGINNING at a point on the northerly sideline of Main Avenue in line between Lots Nos. 60 and 61; THENCE from said beginning point and along the line between Lots Nos. 60 and 61, North thirty-three (33) degrees thirty-nine and one-half (39 ½) minutes West, one hundred twenty-five (125) feet to the point in line of Lot No. 109; THENCE from said point and along the line of Lot No. 109, North fifty-six (56) degrees twenty and one-half (20 ½) minutes East, twenty-seven and ten one-hundredths (27.10) feet to a point in line of Lot No. 62; THENCE from said point and along

the line between Lots Nos. 61 and 62, South thirty-eight (38) degrees forty-eight and one-half (48 ½) minutes East, one hundred twenty-five and fifty-one one-hundredths (125.51) feet to the line of Main Avenue; THENCE from said point and along the northerly sideline of Main Avenue, South fifty-six (56) degrees twenty and one-half (20 ½) minutes West, thirty-eight and thirty-seven one-hundredths (38.37) feet to the line of Lot No. 60, the place of BEGINNING.

BEING all of Lot No. 61 on plot of lots known as "Lily Lake Terrace" as allotted for Stanley Markofski by the Sturdevant-Dilley Engineering Company, Ltd, and recorded in the property offices of Luzerne County in Map Book 3, Page 128.

PIN NUMBERS: 09-M5S1-002-019, 09-M5S1-002-020, 09-M5S1-002-021

Title to said premises is vested in Zachary W. Badman, by the Deed from Manuel A. Santiago and Kacie A. Santiago dated 12/6/2020 and recorded 12/30/2025 in Record Book 3020, Page 279245..

Property being known as 10 Lily Lake Road, Wapwallopen, Pennsylvania 18660

Being Luzerne County Tax Parcel Number and PIN Number: 09-M5S1 -002-020-000, 09-M5S1 -002-019-000, 09-M5S1 -002-021-000..

Improvements thereon consist of: Residential property.
Seized and taken in execution as the property of: Zachary W. Badman

PROPERTY ADDRESS: 10 LILY LAKE RD, WAPWALLOPEN, PA 18660

UPI / TAX PARCEL NUMBER: 09-M5S1 -002-019-000, 09-M5S1 -002-020-000, 09-M5S

Seized and taken into execution to be sold as the property of ZACHARY W BADMAN in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:
POWERS KIRN & ASSOCIATES LLC
TREVOSE, PA 215-942-2090

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania