

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 690/2019

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.

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By Virtue of a Writ of Execution Issued by: PNC BANK, NATIONAL ASSOCIATION

To: NO. 201900690

ALL the surface or right of soil of and in all that certain lot, piece or parcel of land, situate in the Borough of Warrior Run, in the County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of Orchard Street at a corner of land of William Nawadny; thence along said Nawadny's land in a Southerly direction 132 feet to a corner; thence South 19 degrees 15 minutes East 38 feet to a corner; thence in a Northerly direction 132 feet to Orchard Street; thence along said Orchard Street, North 19 degrees 15 minutes West 38 feet to the place of beginning.

EXCEPTING AND RESERVING unto the grantor herein the free and uninterrupted use, possession and enjoyment of the above described property for and during the term of her natural life. The within conveyance is between parent and child.

TITLE TO SAID PREMISES VESTED IN Dyann E. Daylida deeded by Robert T. Daylida and Barbara Daylida, his wife Dated: November 13, 2008 Recorded: November 14, 2008  
Bk/Pg #: 3008/249571.

PROPERTY BEING KNOWN AS: 563 Orchard Street  
Warrior Run, PA 18706

Being PIN #: J8SE4 B1 L1

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Dyann E. Daylida

PROPERTY ADDRESS: 563 ORCHARD ST, WARRIOR RUN, PA 18706

UPI / TAX PARCEL NUMBER: J8SE4 B1 L1

Seized and taken into execution to be sold as the property of DAYLIDA, DYANN AKA DYANN E DAYLIDA in suit of PNC BANK, NATIONAL ASSOCIATION.

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

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