

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8004/2025

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 a Writ of Execution Issued by: PENNYMAC LOAN SERVICES, LLC

To: NO. 202508004

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

THE FIRST THEREOF:

BEGINNING at an iron pipe one the southerly line of Woodhaven Drive, said iron pipe being the most northerly corner of Lot No. H-6 as shown on map entitled "Revised Sections I and II Hickory Hills Inc. 29 August 1963" (sometimes referred to as 1 & 2);

THENCE along the southerly line of Woodhaven Drive as shown on said map, on a curve to the left having a radius of 2170.08 feet an arc length of 75.00 feet to a point;

THENCE along Lot No. H-2 as shown on said map, (a radial line to the aforesaid curve) S. 21 degrees 22 minutes 07 seconds E. 145.04 feet to a point;

THENCE along the Pool Lot as shown on said map, S. 68 degrees 50 minutes 20 seconds W. 80.03 feet to a point;

THENCE along Lot No. H-6 as shown on said map, (a radial line to the aforesaid curve) N. 19 degrees 23 minutes 18 seconds W. 146.13 feet to the place of BEGINNING.

CONTAINING 0.26 acre, more or less.

BEING Lot H-4, Block H, Revised Sections I and II.

THE SECOND THEREOF:

BEING KNOWN as Lot 6, Block H, Revised Sections I and II, being situated and located in the Township of Foster, County of Luzerne and Commonwealth of Pennsylvania and encompassed and included in a Subdivision Plat drawn by L.A. Achterman, Jr. P.E. of East Stroudsburg, Pennsylvania, known as Revised Sections 1 and 2 (sometimes referred to as I and II) of Hickory Hills, Inc. dated Revised 13, August 1963; Revised 29, August 1963, Revised 6 May 1965; and approved on May 13, 1965, by the Luzerne County Planning Commission and duly filed and recorded on March 17, 1967, in the Office for the Recording of Deeds in and for Luzerne County, Pennsylvania.

SAID lot having a frontage on Woodhaven Drive of 75.00 feet; a rear line of 80.21; a westerly side line of 150.00 feet; and an easterly side line of 146.13 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot sideline and rear line dimensions.

TITLE TO SAID PREMISES VESTED IN Sharon Zakreski deeded by Patricia Boyer and Denise Jennings, Trustee of

the John S. McKay Trust Dated: June 19, 2017 Recorded: July 10, 2017 Bk/Pg #: 3017/132879.

PROPERTY BEING KNOWN AS: 1007 Woodhaven Drive

White Haven, PA 18661

Being

PIN #: Q11S1 B7 L8,9

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Sharon Zakreski

PROPERTY ADDRESS: 1007 WOODHAVEN DR, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: Q11S1 B7 L8,9

Seized and taken into execution to be sold as the property of SHARON ZAKRESKI 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