SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11175/2025

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, FEBRUARY 05, 2027
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. 202511175
ALL THAT CERTAIN lot or piece of ground situate in the Borough of Avoca, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the easterly side of Walnut Street;

THENCE South fifty-one degrees fifty minutes East (S 51° 50' E) one hundred fifty (150) feet to a corner on an alley;

THENCE along the alley North thirty-eight degrees ten minutes East (N 38° 10' E) seventy-five (75) feet to a corner;

THENCE North fifty-one degrees fifty minutes West (N 51° 50' W) one hundred fifty (150) feet to a corner on Walnut Street;

THENCE along Walnut Street South thirty-eight degrees ten minutes West (S 38° 10' W) seventy-five (75) feet to the place of BEGINNING.

BEING Lot 10 on plot of lots.

TITLE TO SAID PREMISES VESTED IN Paul Williamson and Gracelynn Williamson, his wife deeded by Scott Christmas and Stacy Christmas, his wife Dated: July 30, 2015 Recorded: July 31, 2015 Bk/Pg #: 3015/138940.
PROPERTY BEING KNOWN AS: 822 Walnut Street
Avoca, PA 18641
Being PIN #: D12SE2 B11 L2
Improvements thereon consist of RESIDENTIAL
Seized and taken in execution as the property of: Paul Williamson and Gracelynn Williamson, his wife

PROPERTY ADDRESS: 822 WALNUT ST, AVOCA, PA 18641

UPI / TAX PARCEL NUMBER: D12SE2 B11 L2

Seized and taken into execution to be sold as the property of GRACELYNN WILLIAMSON AND PAUL WILLIAMSON in suit of PENNYMAC LOAN SERVICES, LLC.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.