

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11049/2025

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.

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

To: NO. 202511049

ALL the surface or right of soil of that certain lot, piece of land situate in the City of Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEING the Easterly one-half (1/2) part of Lot No. 11 on Hicks Alley or Sand Street, in the said City of Pittston, as per map in the office of the Pennsylvania Coal Company. Said one-half (1/2) part of Lot No. 11 being thirty-one (31) feet wide on said Hicks Alley or Sand Street, and extending therefrom at right angles thereto in a Southwesterly direction one hundred and twenty-eight (128) feet along the Easterly line or side; one hundred thirty-one and seventy-five one-hundredths (131 75/100) feet on the Westerly line or side adjoining lands of Thomas Newcomb.

TITLE TO SAID PREMISES VESTED IN David Halen and Patricia Johnson, joint tenants with right of survivorship deeded by Lori Gibbons Dated: June 21, 2024 Recorded: June 25, 2024 Bk/Pg #: 3024/ 117498.

PROPERTY BEING KNOWN AS: 15 Sand Street

Pittston, PA 18640

Being

PIN #: E11NE3 B28 L42

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: David Halen and Patricia Johnson, joint tenants with right of survivorship

PROPERTY ADDRESS: 15 SAND ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: E11NE3 B28 L42

Seized and taken into execution to be sold as the property of DAVID HALEN AND PATRICIA JOHNSON in suit of PENNYMAC LOAN SERVICES, LLC.

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

**EUGENE GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania