

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11199/2025

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, AUGUST 07, 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. 202511199

ALL THAT CERTAIN lot or parcel of land situate in the 3rd Ward of the Borough of Exeter, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point one hundred ten (110) feet from the corner of Valley Street and Cherry Street (said Cherry Street now being known as Cedar Street); Thence along Cedar Street, North 58 degrees East, forty-six (46) feet to a corner of the alley; Thence along said alley, South 32 degrees East, fifty (50) feet to a corner; Thence along lot formerly K.S.C.B. Miller, but now of Cesai Ascani and wife, South 58 degrees West, forty-six (46) feet to a corner; Thence North 32 degrees West, fifty (50) feet (latter former a new division line between land of Quintilio Pisaneschi and Noimi Pisaneschi, his wife, and that of Marino Marini, et ux.) to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Darlene Carr deeded by Christopher Nalewajko Dated: December 20, 2023 Recorded: December 20, 2023 Bk/Pg #: 3023/246061.

PROPERTY BEING KNOWN AS: 213 Cedar Street

Exeter, PA 18643

Being

PIN #: E11NW4 B22 L2

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Darlene Carr

PROPERTY ADDRESS: 213 CEDAR ST, EXETER, PA 18643

UPI / TAX PARCEL NUMBER: E11NW4 B22 L2

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

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania