SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10170/2025

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 plaintiff: PennyMac Loan Services, LLC

To Case No. 202510170

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough of Duryea, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwesterly corner of the intersection of Foote Avenue and Phoenix Street;

THENCE along Foote Avenue from said corner in a Southerly direction Fifty (50) feet to lands now or late of Faustian Yaukowski;

THENCE along lands now or late of Faustian Yaukowski in a Westerly direction One Hundred Fifty (150) feet to a corner;

THENCE in an Northerly direction Fifty (50) feet to a point in Phoenix Street aforesaid;

THENCE along Phoenix Street in an Easterly direction One Hundred Fifty (150) feet to the place of Beginning.

Title to said premises is vested in Donald Thomas, by the Deed from Thomas Elko and Dawn Elko, husband and wife dated 8/4/2023 and recorded 8/15/2023 in Record Book 3023, Page 149823.

Property being known as 197 Foote Avenue, Duryea, Pennsylvania 18642

Being Luzerne County Tax Parcel Number and PIN Number 14-D12SW2-007-007-000.

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Donald Thomas

PROPERTY ADDRESS: 197 FOOTE AVE, DURYEA, PA 18642

UPI / TAX PARCEL NUMBER: 14-D12SW2-007-007-000

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

Attorney for the Plaintiff:
POWERS KIRN, LLC
TREVOSE, PA 215-942-2090

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.