

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1058/2026

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 plaintiff: PennyMac Loan Services, LLC

To Case No. 202601058

ALL the surface or right of soil of that certain lot, piece or parcel of land situate in the Borough of Avoca, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Westerly side of South Street, said corner, the place of beginning being two hundred and eight (208') feet in the direction of North twenty-four degrees, fourteen minutes East (N 24° 14' E) from McAlpine Street; thence along South Street South twenty-four degrees, fourteen minutes West (S 24° 14' W) forty-two (42') feet to a corner on an alley; thence along said alley North sixty-five degrees, forty-six minutes West (N 65° 46' W) one hundred and fifty (150') feet to a corner on an alley; thence along said last mentioned alley North twenty-four degrees, fourteen minutes East (N 24° 14' E) forty-two (42') feet to a corner; thence South sixty-five degrees, forty-six minutes East (S 65° 46' E) one hundred and fifty (150') feet to the place of beginning.

Title to said premises is vested in Dustin Spiegel, individually, by the Deed from James Serino and William J. Rinaidi, Esq., Executors of the Estate of Ronald J. Casper dated 12/22/2023 and recorded 12/28/2023 in Record Book 3023, Page 248274, Instrument 202368270.

Property being known as 507 South Street, Avoca, Pennsylvania 18641

Being Luzerne County Tax Parcel Number and PIN Number 02-D12SE3-008-002-000 .

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Dustin Spiegel

PROPERTY ADDRESS: 507 SOUTH ST, AVOCA, PA 18641

UPI / TAX PARCEL NUMBER: 02-D12SE3-008-002-000

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

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania