

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10902/2025

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:

MONDAY, OCTOBER 05, 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 writ of execution issued by plaintiff:

CARRINGTON MORTGAGE SERVICES, LLC

To case number 202510902

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Harvey's Lake, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point said point being the intersection of Southerly right-of-way line of Hillside Avenue and the Westerly right-of-way line of Ridge Avenue;

THENCE from said point of beginning and along the Westerly right-of-way line of said Ridge Avenue the following two (2) courses and distances:

(1) South eight degrees six minutes zero seconds West (S 08° 06' 00" W), forty and zero hundredths (40.00) feet to a point;

(2) South one degree thirty-one minutes fifteen seconds East (S 01° 31' 15" E), ninety-two and eighty-seven hundredths (92.87) feet to a rebar with a G.L.J. cap;

THENCE along lands now or formerly of Mark Pilger and Karen Pilger, North eighty-five degrees zero minutes zero seconds West (N 85° 00' 00" W), one hundred twenty-seven and eighty-three hundredths (127.83) feet to a rebar;

THENCE along lands now or formerly of Raymond Scull and Carolyn Scull, North one degree twenty-eight minutes fifteen seconds East (N 01° 28' 15" E), fifty and zero hundredths (50.00) feet to a rebar with a G.L.J. cap;

THENCE along Lot No. 1 of the Schreiner Subdivision the following two (2) courses and distances:

(1) North one degree twenty-six minutes forty-five seconds East (N 01° 26' 45" E), twenty-one and eighty-one hundredths (21.81) feet to a point;

(2) North ten degrees forty-two minutes fifteen seconds East (N 10° 42' 15"E), seventy-two and seventy-five hundredths (72.75) feet to a 28" maple tree on the Southerly right-of-way line of said Hillside Avenue;

THENCE along said right-of-way line North seventy-nine degrees twelve minutes zero seconds East (S 79° 12' 00" E), one-hundred seventeen and twenty-three hundredths (117.23) feet to the point of beginning.

CONTAINING 0.39 acres, more or less.

BEING all of Lot No. 2 of the Schreiner Subdivision as prepared by Glenn I. Johnson, P.L.S. Said plan being reviewed by the Harvey's Lake Borough Planning Commission on July 30, 2001, approved by the Harvey's Lake Borough Council on July 31, 2001 and recorded in the Office of the Recorder of Deeds in and for the County of Luzerne in Map Book 145, at Page 15.

SUBJECT to the same exceptions, reservations, restrictions, covenants and conditions as contained in prior deeds in chain of title.

Title to said premises is vested in RACHELLE RENKEN, UNMARRIED, AS SOLE OWNER

Property being known as: 187 HILLSIDE AVE A/K/A
1 HILLSIDE AVE, HARVEYS LAKE, PA 18618

Being Luzerne county tax parcel number and pin number: 74-D6S2A-003-022-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: RACHELLE RENKEN, UNMARRIED, AS SOLE OWNER

PROPERTY ADDRESS: 187 HILLSIDE AVE, AKA 1 HILLSIDE AVE, HARVEYS LAKE, PA 18618

UPI / TAX PARCEL NUMBER: 74-D6S2A-003-022-000

Seized and taken into execution to be sold as the property of RACHELLE RENKEN in suit of CARRINGTON MORTGAGE SERVICES, LLC.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania