

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13327/2025

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, DECEMBER 04, 2026
AT 12:00 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. 202513327

ALL THAT CERTAIN tract of land designated as Lot No. Ninety-eight (98), Section No. Ten (10) in the Beech
Mountain Lakes Subdivision in the Township of Butler, County of Luzerne and Commonwealth of Pennsylvania,
recorded in the Recorder of Deeds Office in Misc. Map Book 32, Pages 1A-1F.

TITLE TO SAID PREMISES VESTED IN Alison Shafer and Donnalee Felter deeded by Fannie Mae aka Federal
National Mortgage Association Dated: May 6, 2015 Recorded: June 3, 2015 Bk/Pg #: 3015/97680.

PROPERTY BEING KNOWN AS: 211 Bear Run Drive
Drums, PA 18222

Being PIN #: Q8S12 B5 L50

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Alison Shafer and Donnalee Felter

PROPERTY ADDRESS: 211 BEAR RUN DR, DRUMS, PA 18222

UPI / TAX PARCEL NUMBER: Q8S12 B5 L50

Seized and taken into execution to be sold as the property of DONNALEE FELTER AND ALISON SHAFER in suit of
PENNYMAC LOAN SERVICE, LLC.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania