SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7198/2025

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 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 plaintiff: PennyMac Loan Services, LLC

To Case No. 202507198

ALL THAT surface and right of soil of all that certain piece of land situate in the Borough of Ashley, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the East side of Ross Street;

THENCE along said Street; South 41 1/4 West, fifty-two (52) feet to a corner of Lot No. 19 on a plot of lots hereinafter mentioned;

THENCE along line of said lot, South 48 1/4 East, One Hundred Fifty (150) feet to an alley;

THENCE along said alley, North 41 1/4 East, fifty-two (52) feet to a corner of Lot No. 17 on plot of lots hereinafter mentioned;

THENCE North 48 3/4 West, One hundred fifty (150) feet to the place of beginning.

BEING Lot No. 18 on plot of lots laid out in Coalville, now Ashley Borough, by the Lehigh and Susquehanna Coal Company.

Title to said premises is vested in Carole Tencza, by the Deed from Michael C. Williams and Mary Beth Williams now known as Mary Beth Mergo, formerly husband and wife dated 10/5/2021 and recorded 10/13/2021 in Instrument No. 202166421.

Property being known as 18 Ross Street, Ashley, Pennsylvania 18706

Being Luzerne County Tax Parcel Number and PIN Number 01-I9SE4-009-032-000

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Krystyna Milcavage f/k/a Krystyna Tencza, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, Vyktorya Tencza, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, I.D.I., Minor, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, A.D.H.T., Minor, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, K.T. a/k/a K.F., Minor, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, K.T. a/k/a K.F., Minor, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, Unknown Heirs, Successors, Assigns and All persons, Firms or Associations Claiming Right, Title or Interest From or Under Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased

PROPERTY ADDRESS: 18 ROSS ST, ASHLEY, PA 18706

UPI / TAX PARCEL NUMBER: 01-I9SE4-009-032-000

Seized and taken into execution to be sold as the property of MILCAVAGE, KRYSTYNA F/K/A KRYSTYNA TENCZA, SOLELY IN CAPACITY AS HEIR OF CAROLE TENSZA A/K/A CAROLE A TENSZA A/K/A CAROLE ANN TENCZA, DECEASED, TENCZA, VYKTORYA, SOLELY IN CAPACITY AS HEIR OF CAROLE TENCZA A/K/A CAROLE A. TENCZA A/K/A CAROLE ANN TENCZA, DECEASED, I.D.I., MINOR, SOLELY IN CAPACITY AS HEIR OF CAROLE TENCZA A/K/A CAROLE A. TENCZA A/K/A CAROLE ANN TENCZA, DECEASED, A.D.H.T., MINOR, SOLELY IN CAPACITY AS HEIR OF CAROLE TENCZA A/K/A CAROLE A TENCZA A/K/A CAROL ANN TENSCZA, DECEASED, K.T. A/K/A K.F., MINOR, SOLELY IN CAPACITY AS HEIR OF CAROLE TENCZA A/K/A CAROLE A TENCZA A/K/A CAROLE ANN TENCZA, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMSA OR ASSOCIATIONS CLAIMING RIGHT. TITLE OR INTEREST FROM OR UNDER CAROLE TENCZA A/K/A CAROLS A TENCZA, DECEASED in suit of PENNYMAC LOAN SERVICE, LLC.

(c) CountySuite Sheriff, Teleosoft, Inc.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.