

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5644/2026

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, 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 plaintiff: PennyMac Loan Services, LLC

To Case No. 202605644

ALL THAT CERTAIN lot, piece or parcel of land Situate in the Borough of Ashley, Luzerne County,
Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point One hundred twenty (120 feet) feet from the East side of Cook Street and land now or
formerly of Paul Kuzmincki, et ux;

THENCE Southerly Twenty-five (25 feet) feet to the Southeasterly corner of Lot No. Thirty-six (36), Block G on
plot of lots laid out in the Borough of Ashley, by the Lehigh and Wilkes-Barre Coal Company, said point being
One hundred twenty (120 feet) feet from the East side of Cook Street;

THENCE Easterly along the North side of said Lot No. Thirty-six (36) One hundred (100 feet) feet to Wyoming
Street;

THENCE Northerly along the West side of Wyoming Street Twenty-five (25 feet) feet to the aforesaid land now or
late of Paul Kuzmincki, et ux;

THENCE along said Kuzmincki land One hundred (100 feet) feet to the place of BEGINNING.

BEING the rear portion of part of Lot No. Thirty-five (35) in Block G on plot of lots laid out in the Borough of Ashley
by the Lehigh and Wilkes-Barre Coal Company.

PIN 01-J9NE1-009-025-000

Title to said premises is vested in Oral George, individually, and Francisco Bonilla, individually, as joint tenants
with right of survivorship, by the Deed from Oral George, Widower dated 2/9/2023 and recorded 2/9/2023 in
Record Book 3023, Page 24024.

Property being known as 49 Wyoming Street, Ashley, Pennsylvania 18706

Being Luzerne County Tax Parcel Number and PIN Number 01-J9NE1-009-025-000 .

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Oral George and Francisco Bonilla

PROPERTY ADDRESS: 49 WYOMING ST, ASHLEY, PA 18706

UPI / TAX PARCEL NUMBER: 01-J9NE1-009-025-000

Seized and taken into execution to be sold as the property of ORAL GEORGE AND FRANCISCO BONILLA in suit of
PENNYMAC LOAN SERVICE, LLC.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania