SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4141/2026

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, 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. 202604141

All that certain lot or piece of ground situate in Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being a twenty (20) foot strip from Lot No. 257 fronting on Sheridan Street, and one hundred (100) feet in depth towards Joseph Lane, and a ten (10) foot strip from Lot No. 255 fronting on Sheridan Street, and one hundred (100) feet in depth towards Joseph Lane, in parcel of lots, which plot is recorded in the Office of the Recorder of Deeds for Luzerne County, State of Pennsylvania in Map Book No. 2, page 5, (erroneously described in previous deeds as Map Book No. 1, Page 4) and being fully described herewith;

Being twenty (20) foot from Lot 257, fronting on Sheridan Street, same width in rear running a depth of one hundred (100) feet towards Joseph Lane, and a ten (10) foot parallel strip fronting of Sheridan Street, from Lot No. 255, which adjoins Lot No. 257, the same width in rear, running a depth of one hundred (100) feet towards Joseph Lane. The full dimensions of the parcel of land being thirty (30) feet in width, front and rear, and one hundred feet in depth.

Title to said premises is vested in Roselyn Jery and Jery J. Chankroth, her husband, by the Deed from David Halchak dated 11/4/2019 and recorded 11/5/2019 in Record Book 3019, Page 204289.

Property being known as 248 S. Sheridan Street a/k/a 248 S. Sheridian Street, Wilkes Barre, PA 18702.

Being Luzerne County Tax Parcel Number and PIN Number 73-I9NE3-009-022-000 .

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Roselyn Jery and Jery J. Chankroth

PROPERTY ADDRESS: 248 S SHERIDAN ST AKA, 248 S SHERIDIAN ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE3-009-022-000

Seized and taken into execution to be sold as the property of ROSELYN JERY AND JERY J CHANKROTH in suit of PENNYMAC LOAN SERVICES, LLC.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.