SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14153/2025

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 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 a Writ of Execution Issued by: PENNYMAC LOAN SERVICES, LLC
To: NO. 202514153
ALL the surface of all that certain lot, piece or parcel of land, situate, lying and being in the Township of Hanover, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING on the Northwesterly side of Laurel Street, 86.18 feet Southwesterly from Its intersection with Willow Street, at a point now fixed as a corner, THENCE along said Laurel Street, South 53 degrees 36 minutes West, Thirty-Five and Sixteen One-hundredths (35.16) feet to Lot No. 28; THENCE along the same, North 30 degrees 01 minutes West, Eighty-Seven and Five-Tenths (87.5) feet to a corner; THENCE on line at right angles to the last described course, North 59 degrees 59 minute East, Thirty-Five (35.00) feet to a point, now fixed as a corner; THENCE on a line at right angles to last described course, South 30 degrees 01 minute East, about Eighty-Three and Fifty-Eight One-Hundredths (83.58) feet to Laurel Street, the place of beginning. BEING all of Lot No. 29 and a ten (10) feet (erroneously omitted in prior deed) of the Southwesterly side of Lot No. 30 as shown on Plot of Korn Krest Annex, Hanover Township.
TITLE TO SAID PREMISES VESTED IN Richard S. Groshek, now deceased deeded by Albert John Czajkowski, widower Dated: September 5, 2023 Recorded: September 20, 2023 Bk/Pg #: 3023/177084.
PROPERTY BEING KNOWN AS: 209 Laurel Street
Hanover Township, PA 18706
Being PIN #: I8S1 B24 L32

Improvements thereon consist of RESIDENTIAL
Seized and taken in execution as the property of: Richard S. Groshek Jr.

PROPERTY ADDRESS: 209 LAUREL ST, HANOVER TWP, PA 18706

UPI / TAX PARCEL NUMBER: I8S1 B24 L32

Seized and taken into execution to be sold as the property of RICHARD S GROSHECK, JR in suit of PENNYMAC LOAN SERVICES, LLC.

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

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.