

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9933/2022

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:

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: LAKEVIEW LOAN SERVICING, LLC

To: NO. 202209933

ALL that certain piece or parcel of land situate in the Township of Wright, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe set for corner, said corner being on the Easterly side line of road leading from Wilkes-Barre to White Haven, also known as Pennsylvania State Highway Route #40040, said corner also being the Southwesterly corner now or formerly of Leonard Novinski et ux;

THENCE from said corner and along the Easterly side line of Route #40040, South three degrees four minutes West (S. 3° 04' W.) eighty-seven (87.00) feet to an iron pipe set for corner;

THENCE through lands now or formerly of Robert S. Wester, et al., South eighty-seven degrees twenty minutes East (S. 87° 20' E.) one hundred nineteen and sixty-seven one-hundredths (119.67) feet to an iron pipe corner;

THENCE still through lands now or formerly of Robert S. Wester, et al., North three degrees four minutes East (N. 3° 04' E.) seventy-seven (77.00) feet more or less to lands now or formerly of Leonard Novinski, et ux.;

THENCE along Leonard Novinski et ux. (now or formerly) line North eighty-two degrees thirty-six minutes West (N. 82° 36' W.) one hundred twenty (120.00) feet to the place of Beginning.

BEING Lot Number Seven (7) on Plot of Lots as surveyed for Oliver Wester.

TITLE TO SAID PREMISES VESTED IN Robert Ronald Smith, Jr deeded by Beckie Staniorski White and Joseph J. Evanko, Co-Executors of the Estate of Joseph R. Mulligan, Deceased Dated: October 19, 2015 Recorded: October 22, 2015 Bk/Pg #: 3015/194890.

PROPERTY BEING KNOWN AS: 560 Woodlawn Avenue
Mountain Top, PA 18707

Being PIN #: M10S1 B1 L7

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Robert Ronald Smith, Jr

PROPERTY ADDRESS: 560 WOODLAWN AVE, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: M10S1 B1 L7

Seized and taken into execution to be sold as the property of ROBERT RONALD SMITH, JR in suit of LAKEVIEW
LOAN SERVICING, LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania