

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4886/2025

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 06, 2026
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.

ALL THAT CERTAIN lot, or piece of ground situate in the Borough of West Hazleton, County of Luzerne, and Commonwealth of Pennsylvania, being Lot No. Five (5) as shown on the map of the tract of land conveyed to George and Susan Yenchko, dated July 30, 1949, bounded and described as follows, to wit:

BEGINNING at a point located on the westerly side of a forty (40') foot street and the northerly side of a thirty (30') foot street, and being further described as North twenty-nine degrees twenty minutes West (N 29 20 W) for a distance of

one hundred thirty-five and fifty hundredths (135.50') feet from the southwest corner of the tract of land owned now or formerly by Robert Smith and also the southeast corner of the tract of land now or formerly of George and Susan Yenchko;

THENCE (1) along the northerly side of said thirty (30') foot street South seventy-eight degrees twenty-seven minutes West (S 78 degrees 27' W) for a distance of fifty-five (55') feet to a point;

THENCE (2) North twelve degrees twenty-four minutes West (N 12 degrees 24'W) for a distance of one hundred (100') feet to a point;

THENCE (3) North seventy-eight degrees twenty-seven minutes East (N78 degrees 27 E) for a distance of seventeen (17') feet to a point located on the dividing line of lands now or formerly of Roland J, and Ruth Koch and George and Susan Yenchko;

THENCE (4) along the land of same South seventy-seven degrees nine minutes East (S 77 degrees 09 E) for a distance of forty-two (42') feet to a point located on the westerly side of said forty (40') foot street.

THENCE (5) along the westerly side of said (40.00') foot street, South twelve degrees twenty-four minutes East (S 12 degrees 24 E) for a distance of eighty-four (84.00') feet to the point or place of BEGINNING.

BEING the same premises which Michele A. Young, a single woman, by Deed dated 08/13/2014 and recorded 08/21/2014 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3014, Page 135627, granted and conveyed unto Matthew McNeill, a married man. The said Kelly McNeill hereby joins her husband, Matthew McNeill, in the signing of this deed to relinquish any and all marital interest that she may have in the above-described property.

UNDER AND SUBJECT TO all restrictions and covenants in the prior chain of title.

Title to said premises is vested in RICHARD G. GUILFORD, A MARRIED MAN

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 9 PARK ST, WEST HAZLETON, PA 18202

UPI / TAX PARCEL NUMBER: 63-T7NE4 -004-003-000

Seized and taken into execution to be sold as the property of RICHARD G GUILFORD in suit of LAKEVIEW LOAN SERVICING, LLC.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania