

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5681/2024

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, AUGUST 15, 2025**  
**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.

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ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Kingston, County of Luzerne and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING on the easterly side of Penn Avenue, at a point six hundred and eighty four and five tenths (684.5) feet distant from Slocum street; being also a corner of Lot No. 135;

THENCE along Lot No. 155, North fifty four degrees (54) forty eight minutes (48) East, one hundred and forty (140) feet to an alley;

THENCE along said alley North thirty four degrees (34) thirty minutes (30) West, forty feet (40) to Lot No. 153;

THENCE along the line of said Lot South fifty four degrees (54) forty eight minutes (48) West one hundred and forty (40) feet to Penn Avenue, aforesaid.

THENCE along said Avenue South thirty four degrees (34) thirty minutes (30) East, forty feet (40) to the place of BEGINNING.

CONTAINING fifty six hundred (5,600) square feet of land more or less.

BEING the same premises which Richard Campbell and Michael Leupold, by Deed dated July 14, 2023 and recorded in the Official Records of Luzerne County on August 7, 2023 in Deed Book Volume 3023, Page 142435, granted and conveyed unto 71 Penn LLC.

PROPERTY ADDRESS: 71 PENN ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE1 -024-036-000

Seized and taken into execution to be sold as the property of 71 PENN LLC in suit of COMMERCIAL LENDER, LLC.

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Attorney for the Plaintiff:  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY 212-471-5100

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania