

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1641/2023

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:

THURSDAY, JUNE 05, 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.

By virtue of writ of execution issued by plaintiff: Lakeview Loan Servicing, LLC vs. Sara Kashnicki Church, known Heir of Matthew Church, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Matthew Church, deceased

To case number 202301641

ALL that certain piece or parcel of land situated in the Township of Lehman, County of Luzerne, and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Road No. 538, said point being in the dividing line between lands of the Grantor herein and lands now or formerly Rheda Nadolney Lopez.

THENCE from said point and along said Road centerline North 20° -20' -42" West, 50.79 feet to a point.

THENCE from said point and through lands of the Grantor herein by the five (5) following described lines:

1. North 59° -31' -30" East, 626.38 feet to a point.
2. North 22° -24' -52" West, 360.61 feet to a point.
3. North 20° -22' -12" West, 179.63 feet to a point.
4. North 59° -31' -30" East, 375.00 feet to a point.
5. South 22° -17' -02" East, 589.90 feet to a point in the northwesterly line of said Lopez lands.

THENCE from said point and along said Lopez lands South 59° -31' -30" West, 1008.34 feet to a point, the PLACE OF BEGINNING.

CONTAINING a total area of 5.810 acres of land, be the same more or less.

BEING all of Lot #2 in the HoHol Plot II as surveyed by Gerald R. Fisher, Professional Land Surveyor of Wilkes-Barre, Pennsylvania.

ALSO GRANTING to the Grantees herein, their heirs and assigns the right of ingress, egress and regress over and about a fifty (50) foot wide strip of land, the centerline of which is described as follows:

BEGINNING at a point in the centerline Township Road No. 538; said point being in the dividing line between lands of now or formerly of Larry Hohol, et ux and land now or formerly of Rheda Nadolney Lopez.

THENCE from said point and through lands of the Grantor herein by the four (4) following described lines:

1. North 20° -20' -42" West, 50.79 feet to a point.
2. North 59° -31' -30" East, 626.38 feet to a point.

3. North 22° -24' -52" West, 360.61 feet to a point
- 4.. North 20° -22' -12" West, 82.98 feet to a point in the center of said fifty (50) foot wide easement, and being the true place of beginning of the herein described easement.

THENCE from said point and along the centerline of said easement by the nine (9) following described lines:

1. North 69° -21' -52" West, 221.98 feet to a point.
2. North 77° -41' -22" West, 130.78 feet to a point.
3. South 85° -38' -38" West, 170.46 feet to a point.
4. North 82° -55' -12" West, 81.66 feet to a point.
5. North 65° -00' 52" West, 47.47 feet to a point.
6. North 45° -03' -17" West, 105.14 feet to a point.
7. North 36° -09' -22" West, 54.63 feet to point.
8. North 49° -36' -52" West, 92.95 feet to a point.
9. North 67° - 52" west, 210.28 feet to a point in the center of the aforesaid Township Road .

BEING a fifty (50) foot wide access easement to Lot #2 in the Hohol Plot II as surveyed by Gerald R. Fisher, Professional Land Surveyor of Wilkes-Barre, Pennsylvania.

EXCEPTING and RESERVING unto Larry Hohol and Denise Hohol, his wife, their heirs, successors and assigns the following described easement:

All that certain piece or parcel of land situated in the Township of Lehman, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TOGETHER with the right of ingress, egress, and regress over and about a fifty (50) foot wide strip of land, the centerline of which is described as follows:

BEGINNING at a point in the centerline of Township Road No. 538, said point being located 1,339 feet, more or less, measured along said road centerline from its intersection with the dividing line between land now or formerly Rheda Nadolney Lopez and the southeasterly line of lands now or formerly Larry and Denise Hohol as recorded in Luzerne County Deed Book 2151, at page 1162.

THENCE from said point and along centerline of said easement by the eight (8) following described lines:

1. South 67° -11' -52" East, 210.28 feet to a point.
2. South 49° -36' -52" East, 92.95 feet to a point.
3. South 36° -09'-22" East, 54.63 feet to a point.
4. South 45° - 03'-17" East, 105.14 feet to a point.
5. South 65° - 00' -52" East, 47.47 feet to a point
6. South 82° - 55'- 12" East, 81.66 feet to a point
7. North 85° - 38' - 38" East, 170.46 feet to a point.
8. South 77° - 41' -22" East, 43.72 feet to a point in the northwesterly line of Lot #1 in the Hohol II Plot of Lots.

The Property Identification Number of the above described Parcel is part of: Map G5, Block 00A, Lot 15B.

Parcel ID: 40G5 00A15B000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 871 Swamp Road, Hunlock Creek, PA 18621

BEING THE SAME PREMISES which Justin Burrige, by Deed dated November 3, 2020 and recorded November 17, 2020 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania, granted and conveyed unto Matthew Church in fee.

Title to said premises is vested in Justin Burrige by Deed dated November 3, 2020 and recorded in the Luzerne County Recorder of Deeds Office on November 17, 2020 in Book 3020, Page 238531, Instrument # 202056713.

Property being known as: 871 Swamp Road, Hunlock Creek, PA 18621

Being Luzerne County tax parcel number and pin number: 40G5 00A15B000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Lakeview Loan Servicing, LLC against Sara Kashnicki Church, known Heir of Matthew Church, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Matthew Church, deceased and will be sold by

Sheriff of Luzerne County

Attorney for Plaintiff

PROPERTY ADDRESS: 871 SWAMP RD, HUNLOCK CREEK, PA 18621

UPI / TAX PARCEL NUMBER: 40G5 00A15B000

Seized and taken into execution to be sold as the property of CHURCH, SARA KASHNICKI, KNOWN HEIR OF MATTHEW CHURCH, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MATTHEW CHURCH, DECEASED in suit of LAKEVIEW LOAN SERVICING, LLC.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLC
WAYNE, PA 610-278-6800

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania