SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10679/2023

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:

FRIDAY, DECEMBER 04, 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 the surface or right of soil of, in and to that certain lot, piece or parcel of land situate in the Borough of Swoyersville, County of Luzerne and State of Pennsylvania, being Lot No. 55 on Map of Pettebone's second addition to Swoyersville Borough lots as recorded in said County in the Office of the Recorder of deeds in Map Book No. 2, Page 33, bounded and described as follows:

BEGINNING at a corner on the Southerly side of Church Street, and in line of Lot no. 54 on said map;

THENCE along line of said Lot No. 54 South twenty-eight (28) degree's forty (40) minutes East one hundred thirty (130) feet to a corner in line of Lot No. 68 of said map;

THENCE along line of said Lot no. 68 North sixty-one (61) degrees three (3) minutes East forty (40) feet to a corner in line of Lot No. 56 of said map;

THENCE along the line of said Lot No. 56 North twenty-eight (28) degrees forty(40) minutes West one hundred thirty (130) feet to line of Church Street aforesaid;

THENCE along the line of Church Street, South sixty-one (61) degrees, three (3) minutes West, forty (40) feet to the place of beginning.

EXCEPTIONS and RESERVATIONS the same and to the same extent as in former deeds in this line of title.

The improvements thereon being known as 275 Chapel Street, Kingston, Pennsylvania - 18704.

PROPERTY ADDRESS: 275 CHAPEL ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 59-G9NE2 -001-025-000

Seized and taken into execution to be sold as the property of REILLY, RONALD J JR., KNOWN SURVIVING HEIR OF LESA M. SHUSTA, Z.S. (A MINOR), KNOWN SURVIVING HEIR OF LESA M. SHUSTA AND UNKNOWN SURVIVING HEIRS OF LESA M. SHUSTA in suit of CARRINGTON MORTGAGE SERVICES, LLC.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.