SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 14469/2024

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, FEBRUARY 05, 2027
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

To case number 2024-14469

ALL THOSE CERTAIN PIECES AND PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BEAR CREEK, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: THE FIRST THEREOF:

BEGINNING AT A STAKE SET FOR A CORNER IN THE DIVIDING LINE BETWEEN THE LANDS OF WARRANTEE NAME OF JOHN DOWNING AND THE LAND NOW OR LATE OF ANDREW SMACHER, WIDOWER, SAID CORNER BEING EIGHT-HUNDRED FIFTH-FIVE (855) FEET MORE OR LESS. ON A COURSE OF SOUTH FROM A STONE SET FOR THE MOST NORTHERLY CORNER OF LAND NOW ARE LATE OF ANDREW SMACHER, WIDOWER; THENCE NORTH SIXTY-SIX DEGREES FORTY-MINUTES WEST (N 66 DEGREES 40 MINUTES W), FOUR HUNDRED TWENTYSEVEN (427) FEET TO A CORNER ON THE EASTERLY SIDE OF THE PUBLIC ROAD LEADING FROM MINERS MILLS THROUGH FOX HILL, PAST HENDLERS QUARY;

THENCE ALONG SAID PUBLIC ROAD SOUTH THIRTY-EIGHT DEGREES TWENTY MINUTES WEST (S 38 DEGREES 20 MINUTES W), THIRTY-FOUR (34) FEET TO A POINT IN LINE OF LANDS OF ANDREW SMACHER WIDOWER;

THENCE SOUTH SIXTY-SIX DEGREES FORTY MINUTES EAST (S 66 DEGREES 40 MINUTES E), FOUR HUNDRED FORTY-NINE AND TWENTY-SEVEN ONE-HUNDREDTHS (449.27) FEET TO A POINT;

THENCE DUE NORTH THIRTY-FIVE AND SEVENTY-SEVEN ONE-HUNDREDTHS (35.77) FEET TO THE POINT OF BEGINNING. THE SECOND THEREOF:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF THE PUBLIC ROAD LEADING FROM MINERS MILLS THROUGH FOX HILL, SAID POINT BEING THE DIVIDING LINE BETWEEN THE LAND NOW OR LATE OF JOSEPH MATRUNICH AND MARGARET MATRUNICH, HIS WIFE AND LANDS CONVEYED BY JOSEPH MATRUNICH, ET UX. TO MARTIN AND JOANNE COLLERAN, HIS WIFE BY DEED DATED THE 15TH DAY OF APRIL, 1971, AND RECORDED IN DEED BOOK VOLUME 1717 AT PAGE 1147; SET POINT BEING ALSO A CORNER SEVENTY-FIVE (75) FEET DISTANT FROM LANDS NOW OR LATE OF F. SNYDER, IN A DIRECTION OF SOUTH THIRTY-EIGHT DEGREES TWENTY MINUTES WEST (S 38 DEGREES 20 MINUTES W); THEN ALONG THE LANDS OF MARTIN COLLERAN AND WIFE, SOUTH SIXTY-SIX DEGREES FORTY MINUTES EAST (S 66 DEGREES 40 MINUTES E), TWO-HUNDRED NINETY FOUR (294) FEET TO A CORNER IN LANDS NOW OR FORMALLY OF ANDREW SMACHER;

THEN ALONG THE LANDS NOW OR FORM OF ANDREW SMACHER ON A COURSE DUE SOUTH ONE-HUNDRED NINETYFIVE (195) FEET TO A STAKE EXCEPT FOR A CORNER; THEN STILL ALONG LANDS NOW OR LATE OF ANDREW SMACHER NORTH SIXTY-SIX DEGREES FORTY MINUTES WEST (N 66 DEGREES 40 MINUTES W), A DISTANCE OF FOUR- HUNDRED TWENTY-SEVEN (427) FEET TO A CORNER IN THE EASTERLY SIDE OF THE AFORESAID PUBLIC ROAD;

THENCE ALONG SAID PUBLIC ROAD LEADING FROM MINERS MILLS THROUGH FOX HILL NORTH THIRTY-EIGHT DEGREES TWENTY MINUTES EAST (N 38 DEGREES 20 MINUTES E), ONE HUNDRED NINETY-EIGHT (198) FEET TO A CORNER, THE PLACE OF BEGINNING.

PIN NO. 04-H12-00A-03A-000

Title to said premises is vested in Michael Major by deed from JOANN COLLERAN, HIS WIFE dated July 11, 2019, and recorded July 1, 2019, in Deed Book 3019, Page 124341 Instrument Number 201938671.

Property being known as: 2010 Pittston Boulevard, Bear Creek Township, Pennsylvania 18702

Improvements thereon consist of: Residential Dwelling

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken in execution as the property of: Michael Major

PROPERTY ADDRESS: 2010 PITTSTON BLVD, BEAR CREEK TWP, PA 18702

UPI / TAX PARCEL NUMBER: 04-H12-00A-03A-000

Seized and taken into execution to be sold as the property of MICHAEL MAJOR in suit of LAKEVIEW LOAN SERVICING, 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.