

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11934/2023

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, APRIL 10, 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.

By virtue of writ of execution issued by plaintiff: Lakeview Loan Servicing, LLC

To case number 202311934

ALL THAT CERTAIN PARCEL, PIECE OR PLOT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PLAINS, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF LOTS NOS. 238-241 ON PLOT OF LOTS AS LAID OUT TON HANCOCK FARM IN THE TOWNSHIP OF PLAINS AS SURVEYED AND ALLOTTED BY W.H. STURDEVANT, C, E.; THENCE IN A EASTERLY DIRECTION ALONG LOT NO. 238 ABOUT 124 FEET TO A CORNER OF LOT NO. 238 AND ROSE AVENUE;

THENCE ALONG ROSE AVENUE IN A NORTHERLY DIRECTION ABOUT 31.19 FEET TO THE CORNER OF ROSE AVENUE IN LOT NO. 236;

THENCE ALONG LOT NO. 236 IN A WESTERLY DIRECTION ABOUT 124 FEET TO A CORNER OF LOT NO. 236 AND LOT NO. 241;

THENCE IN A SOUTHERLY DIRECTION ALONG LOT NO. 241 ABOUT 31.19 ALONG SAID LOT NO. 11 IN A SOUTHEASTERLY DIRECTION 90 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 237 ON PLOT OF LOTS ABOVE REFERRED TO AS RECORDED IN MAP BOOK 160-161;

Title to said premises is vested in Michelle M. Boltz by deed from George Elko, Single dated August 15, 2022, and recorded August 19, 2022, in Deed Book 3022, Page 214599 Instrument Number 202252612. The said Michelle M. Boltz died on April 12, 2023 without a will or appointment of an Administrator, thereby vesting title in A.B. #2, (a Minor), Known Surviving Heir of Michelle M. Boltz, Aaron Boltz, Known Surviving Heir of Michelle M. Boltz, and Unknown Surviving Heirs of Michelle M. Boltz by operation of law.

Property being known as: 19 Rose Avenue, Plains, Pennsylvania 18705

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: A.B. #2, (a Minor), Known Surviving Heir of Michelle M. Boltz, Unknown Surviving Heirs of Michelle M. Boltz, and Aaron Boltz, Known Surviving Heir of Michelle M. Boltz

PROPERTY ADDRESS: 19 ROSE AVE, PLAINS, PA 18705

UPI / TAX PARCEL NUMBER: 5-5G10NE4-018-013-000

Seized and taken into execution to be sold as the property of BOLTZ, AARON KNOWN SURVIVING HEIR OF MICHELLE M BOLTZ, A.B. #2, (A MINOR), KNOWN SURVIVING HEIR OF MICHELLE M BOLTZ AND UNKNOWN SURVIVING HEIRS OF MICHELLE M BOLTZ in suit of LAKEVIEW LOAN SERVICING, LLC.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania