

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8282/2025

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 07, 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 a Writ of Execution issued by: Lakeview Loan Servicing, LLC

No. 2025-08282

All that certain lot or piece of ground situate in Kingston Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a drill hole at the intersection of the Southeasterly right-of-way line of South Thomas Avenue, with the Northeasterly right-of-way line of Northampton Street;

(1) THENCE along the Southeasterly right-of-way line of South Thomas Avenue, North sixty degrees, four minutes East (N 60° 04') a distance of One Hundred and Zero Hundredths (100.00) feet to a corner marked with a spike,

(2) THENCE along the southwesterly right-of-way line of a fifteen (15) foot wide alley, South twenty-nine degrees, fifty minutes East (S 29° 54' E) a distance of Fifty-Five and Zero Hundredths (55.00) feet to a point marked with a spike;

(3) THENCE through Lot No. 130 of the plot of lots hereinafter mentioned, South sixty degrees, four minutes West (N 60° 04'W) a distance of One Hundred and Zero Hundredths (100.00) feet to a drill hole center;

(4) THENCE along the Northeasterly right-of-way line of Northampton Street, North twenty-nine degrees, fifty-four minutes West (N 29° 54'W) a distance of Fifty-Five and Zero Hundredths (55.00) feet to a point, the place of BEGINNING.

CONTAINING a total area of Five Thousand Five Hundred (5,500) square feet or Thirteen Hundredths (0.13) of an acre.

BEING all of Lot No. 129 and a portion of Lot No. 130 of the Robert H. Garrahan plot of lots recorded in the Office of the Recorder of Deeds in and for the County of Luzerne in Map Book No. 1, at Page 1.

BEING the same premises which Harriet A. Swartz by Deed dated November 13, 2019 and recorded in the Office of Recorder of Deeds of Luzerne County on November 14, 2019 at Book 3019, Page210825 granted and conveyed unto Kevin Walsh.

PROPERTY BEING KNOWN AS 379 Northampton Street, Kingston, PA 18704

Being Luzerne County Tax Plate No. 34-H9NE4-002-001-000 and PIN: 34H9NE4 002001000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Kevin Walsh

PROPERTY ADDRESS: 379 NORTHAMPTON ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-H9NE4-002-001-000

Seized and taken into execution to be sold as the property of KEVIN WALSH in suit of LAKEVIEW LOAN
SERVICING, LLC.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania