

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11184/2025

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:

**MONDAY, OCTOBER 05, 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

To: NO. 202511184

ALL that certain Lot of Land Situate in the Borough of Plymouth, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a Point on Donn's Lane said point being 69 Feet in a Southwesterly Direction from a 15 Foot Alley and being the corner of Land sold to John Kasacavage and Wife;

THENCE along said Land of John Kasacavage and Wife North 13 Degrees 45 Minutes West, 114 Feet to an 18 Foot Alley;

THENCE along said Alley North 76 Degrees 15 Minutes West, 33.4 Feet to a Point in Lot No. 5 on Plot of Lots hereinafter referred to;

THENCE through Lot No. 5 in a Southerly Direction about 113 Feet More or Less, to Donn's Lane;

THENCE along Donn's Lane, North 76 Degrees 15 Minutes East, 35.15 Feet to the Place of Beginning;

BEING part of Lot No. 4 and 5 on Plot of Lots Laid out for Frank Z. Donn by Cruser and Pillgret, Surveyors in the 5th and 10th Wards in the Borough of Plymouth, Luzerne County, Pennsylvania.

EXCEPTING AND RESERVING thereout and therefrom the following piece or parcel of Land Conveyed to the Commonwealth of Pennsylvania by Deed Dated 24th of May, 1941 and Recorded in Luzerne County Deed Book 808, Page 44;

BEGINNING at a Point on the Northwesternly Sideline of East River Street, said Point being Located from a "T" Iron Rail, a corner on the Property of the Kingston Coal Company by the Two following Courses and Distances;

1. From the Aforesaid "T" Iron Rail, South 22 Degrees 40 Minutes East, 81.86 Feet to a Point on the Northwesternly sideline of East River Street;

2. THENCE along the Northwesternly Sideline of East River Street South 67 Degrees 20 Minutes West, 180.98 Feet to a Point, the Place of Beginning;

THENCE from the Place of Beginning and along the Northwesternly Sideline of East River Street South 67 Degrees 20 Minutes West 35.13 Feet;

THENCE along the Line of Land between the Land now or late of Anthony Merchakitus and the Land now or Late of Walter Piszcek Estate, North 22 Degrees 40 Minutes West 8 Feet;

THENCE along the Line of other Lands now or late of Anthony Merchakitus North 80 Degrees 9 Minutes East, 36.03 Feet to a Point, the Place of Beginning.

TITLE TO SAID PREMISES VESTED IN Michele Piazza deeded by Juan Pandashina Dated: March 7, 2023 Recorded: March 9, 2023 Bk/Pg #: 3023/40426.

PROPERTY BEING KNOWN AS: 7 East River Street

Plymouth, PA 18651

Being PIN #: H8SE4 B27 L7

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Michele Piazza

PROPERTY ADDRESS: 7 EAST RIVER STREET, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: H8SE4 B27 L7

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

Attorney for the Plaintiff:
KML LAW GROUP
PHILADELPHIA, PA 215-627-1322

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania