

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9453/2025

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, DECEMBER 04, 2026
AT 12:00 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. 202509453

ALL the surface or right of soil of that certain piece or parcel of ground, situate, lying and being in the Township of Hazle (formerly described as being in Butler Township), County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stake on the north side of a twenty (20) foot wide street, north of the boundary line between Katie Malinky's land, and the land of the Lattimer Coal Company;

THENCE northwardly on and along the west side of land of the said Katie Malinky a distance of one hundred forty (140) feet to a forty (40) foot wide street;

THENCE westwardly on and along the south side of said street a distance of one hundred sixty (160) feet to the other lands of the said Katie Malinky;

THENCE southwardly on and along the said land a distance of one hundred forty (140) feet to the north side of the twenty (20) foot wide street aforesaid;

THENCE eastwardly on and along the north side of said twenty (20) foot wide street a distance of one hundred sixty (160) feet to the place of BEGINNING.

The property is further described by the following description:

BEGINNING at a brown stone monument marking the northeast corner of the John Stauffer Wt.; THENCE North eighty-six degrees twelve minutes thirty-two seconds West (N. 86° 12' 32" W.) five hundred and twelve hundredths (500.12') feet to a brown stone liner on the North line of the John Stauffer Wt.; THENCE North eighty-six degrees twelve minutes thirty-two seconds West (N. 86° 12' 32" W.) three hundred seventy-two and fifty-seven hundredths (372.57') feet to a brown stone corner marking the Southwest corner of the John Beisel Wt.; THENCE continuing along the North line of the John Stauffer Wt. North eighty-six degrees thirteen minutes zero seconds West (N. 86° 13' 00" W.) four hundred fifty and zero hundredths (450.00) feet to a point on the East side of Gabriel St.; THENCE North three degrees forty-seven minutes zero seconds East (N. 3° 47' 00" E.) twenty and zero hundredths (20.00) feet to the point of BEGINNING; THENCE North three degrees forty-seven minutes zero seconds East (N. 03° 47' 00" E.) one hundred forty and zero hundredths (140.00) feet to a point on the South side of Center Street; THENCE South eighty-six degrees thirteen minutes zero seconds East (S. 86° 13' 00" E.) along the South side of Center Street, one hundred sixty and zero hundredths (160.00') feet to a point; THENCE along land of Keegan Land Development Corp. South three degrees forty-seven minutes zero seconds West (S. 03° 47' 00" W.) one hundred forty and zero hundredths (140.00) feet to a point; THENCE along land of Keegan Land Development Corp. North eighty-six degrees thirteen minutes zero seconds West (N. 86° 13' 00" W.) one hundred sixty and zero hundredths (160.00) feet to the point of BEGINNING.

CONTAINING 22,400 square feet or .51 acres.

UNDER AND SUBJECT to all exceptions, restrictions and reservations as shown in the chain of title.

TITLE TO SAID PREMISES VESTED IN Eva Gallegos Cinto deeded by John D. Keegan, Maureen Renner and Patricia Snyder Dated: December 7, 2023 Recorded: December 13, 2023 Bk/Pg #: 3023/239092.

PROPERTY BEING KNOWN AS: 10 Gabriele Street

Hazleton, PA 18202

Being PIN #: R8S3 B2 L10

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Eva Gallegos Cinto

PROPERTY ADDRESS: 10 GABRIELE ST, HAZLETON, PA 18202

UPI / TAX PARCEL NUMBER: R8S3 B2 L10

Seized and taken into execution to be sold as the property of EVA GALLEGOS CINTO 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