SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5942/2025

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, 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 a Writ of Execution No. issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on February 5, 2027 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain lot or piece of land situate in the Borough of White Haven, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

Being Lot No. 31 on the west side of Towanda Street in the plan or plot of said borough, containing in front or breadth on Towanda Street, thirty-three (33) feet and extending thence of that width between parallel lines at right angles to Towanda Street, one hundred and fifty (150) feet to Chemung Street, bounded on the north by Lot No. 29, on the east by Towanda Street, on the south by Lot No. 33 and on the west by Chemung Street.

Being the same property conveyed to Kane K. Karnatski and Lauren L. Karnatski, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Ronald G. Wheeler and Francine Klock, no marital status shown, dated April 14, 2017, recorded May 3, 2017, as Instrument Number 2017023642, and recorded in Book 3017, Page 82830, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 416 Towanda Street, White Haven, PA 18661

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 68-P12NW1-008-006-000.

Plate No. 68-2-37-5

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of Lakeview Loan Servicing, LLC against Kane K. Karnatski, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire

MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 416 TOWANDA ST, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 68-P12NW1-008-006-000.

Seized and taken into execution to be sold as the property of KANE KARNATSKI AND LAUREN KARNATSKI in suit of LAKEVIEW LOAN SERVICING, LLC.

(c) CountySuite Sheriff, Teleosoft, Inc.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.