SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1759/2026

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.

Docket No. 202601759
Tax Pin: 34-G9SE2 -020-008-000
Judgment: $87,075.25
Attorney: Queen N. Stewart, Esquire

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:

THE FIRST THEREOF: Situate in the Borough of Kingston: BEGINNING at a corner on the Southerly side of John Street, at a corner of Lot No. 29 and RESERVED CREEK right-of-way, see Map Book No. 1, page 56; THENCE North 30° West along John Street, 27.065 feet to a corner; THENCE South and parallel with the dividing line between Lots Nos. 29 and 31, 60° West 118.25 feet to a corner on the dividing line between Lots Nos. 29 and 30; THENCE South 30° East along the dividing between Lots Nos. 30 and 28, 46.55 feet to Reserved Creek right-of-way; AND THENCE along Reserved Creek right of way 121.2 feet to the place of beginning.

BEING part of Lot No. 29.

EXCEPTING AND RESERVING out of the above lot of land a triangular piece of land on the rear thereof conveyed by Keturah Hess Thomas to John R. Bonner, Et Al, by Deed dated October 31, 1956, and recorded in Luzerne County Deed Book 1333, page 416.

THE SECOND THEREOF: Situate in the Borough of Kingston: BEGINNING at a point on the Westerly side line of 45.00-foot-wide John Street and in the line of land of John R. Bonner, et al., and the Grantor herein. Said beginning point being also 239.21 feet measured in a course of North 29° 59' West along the side line of John Street from the Northwesterly side line of Wyoming Avenue. It also being in the southerly side line of Lot No. 29 of the Vaughn Allotment; THENCE from said beginning point and along the Southerly line of Lot No. 29, South 46° 24' West, 60.83 feet to a point; THENCE from said point and by a line along other lands of John R. Bonner, et al, North 57° 17' East, 59.19 feet to a point on the westerly side line of John Street; THENCE from said point and along the side line of John Street North 29° 59' West, 11.50 feet to the place of beginning.

CONTAINING 340.00 square feet of land be the same more or less and being a triangular shaped lot.

EXCEPTING AND RESERVING from the above two parcels of land coal and other minerals as the same are excepted and reserved in the chain of title but conveying to the Grantees all right, title and interest of the Grantors and their predecessors in title to a driveway for delivery of fuel only as set forth in Deed Book 593, page 105.

Being known as 26 John St, Kingston, PA 18704 – Borough of Kingston, County of Luzerne, Commonwealth of Pennsylvania

PROPERTY ADDRESS: 26 JOHN ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE2 -020-008-000

Seized and taken into execution to be sold as the property of RYAN A KRATZ in suit of NEWREZ LLC.

Attorney for the Plaintiff:
PINCUS LAW GROUP PLLC
MARLTON, NJ 484-575-2201

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.