

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11892/2022

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 01, 2023**  
**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.

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ALL the surface or right of soil of the following piece or parcel of land, situate in Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows, to wit:  
BEGINNING at a corner on the southwesterly side of Division Street, the same being the common corner of Lots Nos. 2 and 3 in Block No. 15 on plot of lots hereinafter mentioned;  
THENCE along said Division Street North twenty-nine (29) degrees forty-five (45') minutes West, fifty (50) feet to line of lands, now or late of Mary C. Pringle;  
THENCE by the same, being also the line of said Lot No. 3, South sixty (60) degrees eighteen (18') minutes West, one hundred fifty-nine and 27/100 (15.27) feet to an alley fifteen (15) feet in width;  
THENCE by said alley, South twenty-nine (29) degrees forty-two (42') minutes East, fifty (50) feet to a corner of said Lot No. 2;  
THENCE by the same North sixty (60) degrees eighteen (18') minutes East, one hundred fifty-nine and 27/100 (15.27) feet to the place of beginning.  
CONTAINING seven thousand nine hundred sixty-three (7,663) square feet, more or less.  
BEING Lot No. 3 in Block No. 15 as designated on the plot of lots recorded in the Recorder of Deeds' Office in Deed Book No. 311, Page 43.  
SUBJECT to the same exceptions, reservations, conditions and agreements contained in Deeds forming the chain of title.  
BEING the same premises conveyed unto Jeffrey Carter Black and Patricia Ann Black, husband and wife, by Deed of C. Gordon Black and Marion E. Black, husband and wife, dated July 20, 2005 and recorded July 21, 2005 in Luzerne County Record Book 3005 at page 17211 .  
Property being known as 28-30 Division Street, Kingston, Pennsylvania 18704.  
Being Luzerne County tax parcel and pin number: 34-GSE2-015-008-000  
Improvements thereon consist of: A residential dwelling situate 28-30 Division Street, Kingston, Pennsylvania 18704.  
  
PROPERTY ADDRESS: 28-30 DIVISION ST, KINGSTON, PA 18704  
  
UPI / TAX PARCEL NUMBER: 34-GSE2-015-008-000

Seized and taken into execution to be sold as the property of **BLACK, JEFFERY A/K/A JEFFERY CARTER BLACK AND BLACK, PATRICIA A/K/A PATRICIA ANN BLACK** in suit of **CITYMARK FEDERAL CREDIT UNION**.

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Attorney for the Plaintiff:  
MARSH & ASSOCIATES LLC  
PLAINS, PA 570-826-1810

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania