

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 1990/2020

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, AUGUST 04, 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.

---

ALL that piece or parcel of land situate in the Borough of Exeter, County of Luzerne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Northeasterly line of Jean Street, marking the southerly corner of Lot No. 10 on Jean Street in Block "C" as shown on allotment hereinafter referred to; thence North 58 degrees 30 minutes East along the Southeasterly line of said Lot No. 10, a distance of one hundred fifty (150) feet to the easterly corner thereof; Thence South 31 degree 30 minutes East parallel with the Northeasterly line of Jean Street, a distance of seventy seven (77) feet to the northerly corner of Lot No. 12 on said Jean Street; Thence South 58 degrees 30 minutes West along the Northwesterly line of said Lot No. 12, a distance of one hundred fifty (150) feet to the westerly corner thereof, said corner being in the aforesaid Northeasterly line of Jean Street; Thence North 31 degrees 30 minutes West along said line of Jean Street, a distance of seventy seven (77) feet to the place of beginning.

CONTAINING an area of eleven thousand five hundred fifty (11,500) square feet more or less, comprising Lot No. 11, Block, "C", as shown on allotment known as "Lincoln Park" recorded in the Office of the Recorder of Deeds in Luzerne County in Deed Book No. 1611 at page 1112.

TITLE TO SAID PREMISES VESTED IN Diane Fedorsha and Andrew Oney, Joint Tenants with the Right of Survivorship deeded by Diane M. L. Fedorsha Dated: April 5, 2005 Recorded: April 26, 2005 Bk/Pg #: 3005/95266.

PROPERTY BEING KNOWN AS: 124 Jean Street  
Being PIN #: 16-E11NW1-01A-011-000  
Improvements thereon consist of RESIDENTIAL

Exeter, PA 18643

PROPERTY ADDRESS: 124 JEAN ST, EXETER, PA 18643

UPI / TAX PARCEL NUMBER: 16-E11NW1-01A-011-000

Seized and taken into execution to be sold as the property of FEDORSHA, DIANE A/K/A DIANE ONEY A/K/A DIANE M ONEY AND ONEY, ANDRE A/K/A ANDREW ONEY A/K/A ANDREW D ONEY in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.

---

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

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