

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6827/2023

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, JUNE 14, 2024
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 issued by plaintiff: PennyMac Loan Services, LLC

To Case No. 2023-06827

ALL THAT CERTAIN piece or parcel of land situate in Shavertown, Luzerne County, Pennsylvania, bounded and described as follows to wit:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF KINGSTON, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTHWESTERLY SIDE LINE OF SHADETREE ROAD AND IN THE LINE BETWEEN LOTS NUMBERS 89 AND 90 ON PLOT OF LOTS KNOWN AS "MIDWAY MANOR" HEREINAFTER MENTIONED;

THENCE FROM SAID BEGINNING POINT AND ALONG THE LINE BETWEEN SAID LOTS, SOUTH 63 DEGREES 50 MINUTES WEST, 145.00 FEET TO A POINT IN THE NORTHEASTERLY OR REAR LINE OF LOT NUMBER 110;

THENCE FROM SAID POINT AND ALONG THE LINE BETWEEN LOTS NUMBERS 89 AND 110 AND ALSO ALONG THE LINE BETWEEN LOTS NUMBERS 89 AND 111, SOUTH 26 DEGREES 10 MINUTES EAST, 80.00 FEET TO A POINT IN THE LINE BETWEEN LOTS NUMBERS 88 AND 89;

THENCE FROM SAID POINT AND ALONG THE LINE BETWEEN SAID LOTS, NORTH 63 DEGREES 50 MINUTES EAST, 145.00 FEET TO A POINT IN THE AFORESAID SOUTHWESTERLY SIDE LINE OF SHADETREE ROAD;

THENCE FROM SAID POINT AND ALONG THE SOUTHWESTERLY SIDE LINE OF SAID ROAD, NORTH 26 DEGREES 10 MINUTES WEST, 80.00 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING ALL OF LOT NUMBER EIGHTY-NINE (89) ON PLOT OF LOTS KNOWN AS "MIDWAY MANOR" AS DEVELOPED FOR GEORGE WHITESELL, ET AL BY THE STURDEVANT-DILLEY ENGINEERING COMPANY, LTD. OF WILKES-BARRE, PENNSYLVANIA, A MAP OF SAID PLOT DATED APRIL 16, 1959 BEING ON FILE IN THE OFFICE OF SAID COMPANY.

Title to said premises is vested in Viola T. Millham and Janette M. Kester, by the Deed from Viola Millham a/k/a Viola T. Millham, Window dated 2/23/2015 and recorded 3/2/2015 in Record Book 3015, Page 37103, Instrument 201510036.

Viola T. Millham departed this life on 11/22/2021.

Janette M. Kester departed this life on 11/28/2019.

Property being known as 138 Shadetree Road, Shavertown, Pennsylvania 18708

Being Luzerne County Tax Parcel Number and PIN Number 35-E9S5-005-021-000 .

Improvements thereon consist of: Residential property.

Seized and taken in execution as the property of: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming Right, Title or Interest from or under Viola T. Millham, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janette M. Kester, Deceased

PROPERTY ADDRESS: 138 SHADETREE RD, SHAVERTOWN, PA 18708

UPI / TAX PARCEL NUMBER: 35-E9S5-005-021-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIOLA T MILLHAM, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANETTE M KESTER, DECEASED in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:
POWERS KIRN, LLC
TREVOST, PA 215-942-2090

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania