

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 6995/2022

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 that certain lot or piece of ground situate in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located on the Southwesterly side of Penn Street and the Southeasterly side of Bellas Street, at a drill hole in the sidewalk;

THENCE South 54° 48' West, 65.00 feet to an iron pin;

THENCE South 34° 30' East, 41.80 feet to an iron pin;

THENCE North 54° 48' East, 65.00 feet to a drill hole in a fence post base at Penn Street;

THENCE North 34° 30' West, 41.80 feet along Penn Street to the place of BEGINNING.

BEING all of Penn Street of the Subdivision known as "O'Malley Minor" as recorded in Map Book 134 at Page 71.

UNDER AND SUBJECT to any and all easements, rights-of-way, restrictions, conditions, reservations and the like that appear in the chain of title as though the same appear herein at length.

BEING THE SAME PREMISES which Altavilla Realty, Inc., a Pennsylvania Corporation by Deed dated September 17, 2019 and recorded September 17, 2019 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Book 3019, Page 166878, Instrument Number 201950341 granted and conveyed unto Gregory S. Predmore, a Single Man, in fee.

AND THE SAID Gregory S. Predmore, departed this life on or about July 27, 2021 thereby vesting title unto Diana Mansfield, known heir of Gregory S. Predmore and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Gregory S. Predmore, deceased.

Title to said premises is vested in Altavilla Realty, Inc., a Pennsylvania Corporation by Deed dated September 17, 2019 and recorded in the Luzerne County Recorder of Deeds Office on September 17, 2019 in Book 3019, Page 166878, Instrument # 201950341.

Property being known as: 94 Penn Street, Kingston, PA 18704

Being Luzerne County tax parcel number and pin number: 34-G9SE1 -011-08A-000

Improvements thereon consist of: Residential Dwelling

PROPERTY ADDRESS: 94 PENN ST, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE1 -011-08A-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 GREGORY S. PREDMORE, DECEASED in suit of NATIONSTAR MORTGAGE LLC.

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Attorney for the Plaintiff:  
LOGS LEGAL GROUP LLC  
WAYNE, PA 610-278-6800

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