

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 1947/2022

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:

**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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By virtue of writ of execution issued by Plaintiff: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

To case number: 2022-01947

All the surface of Lot 19, Block N, Section 5, being situate and located in Foster Township, Luzerne County, Pennsylvania and encompassed and included within one of the following plats:

A Subdivision Plat drawn by L.A. Achterman, Jr., P.E. of East Stroudsburg, Pennsylvania known as Revised Section 1 and 2 of Hickory Hills, Inc., dated Revised 13 August 1963, Revised 29 August 1963, Revised 6 May 1965 and approved on the 13th day of May 1965 by the Luzerne County Planning Commission and duly filed and recorded on March 17, 1967 in the Office for the Recording of Deeds in and for Luzerne County;

And a Subdivision Plat drawn by L.A. Achterman, Jr., P.E. of the East Stroudsburg, Pennsylvania known as Section 3 of Hickory Hills, Inc. dated Revised May 6, 1965 and approved on the 13th day of May 1965 by the Luzerne County Planning Commission and also duly filed and recorded on March 17, 1967 in the office for the Recording of Deeds in and for Luzerne County, Pennsylvania, in Map Book 25 at Pages 23 and 24:

A Subdivision Plat drawn by Studer & McEldowney Civil Engineers and Land Surveyors of Clinton, New Jersey dated May 1, 1968 and approved by Luzerne County Planning Commission July 11, 1968 and filed July 12, 1968 in Map Book 27 at Page 10 and Map Book 27 Page 11, known as Section 4;

A Subdivision Plat drawn by Studer & McEldowney of Clinton New Jersey, known as Hickory Hills - Section 5 dated September 12, 1968 and approved on the 30th day of September 1968 by the Luzerne County Planning Commission and duly filed and recorded on October 22, 1968 in the Office for the Recording of Deeds in and for Luzerne County, Pennsylvania, in Map Book 27 Pages 15A and 15B.

Said Lot having a frontage on Holiday Drive 75.00 feet and a rear line of 75.00 feet; easterly side line of 150.00 feet and an westerly side line of 150.00 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions.

Under and subject to restrictions, conditions and covenants as contained in Deed Book 1784 Page 314; Deed Book 1682 Page 303 and amended in Deed Book 1690 Page 753.

Together with and under and subject to all rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, exceptions, terms and provisions contained in former deeds in the chain of title.

Title to said Premises is vested in Deed Book 3011, Page 148032 and Instrument No. 5978265

Property being known as 48 Holiday Drive, White Haven, PA 18661

Being Luzerne County Tax Parcel Number and Pin Number: 23-Q11S6 -014-012-000

Improvement thereon: Residential with buildings

Seized and taken in execution as the property of: Justin King

PROPERTY ADDRESS: 48 HOLIDAY DR, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 23-Q11S6 -014-012-000

Seized and taken into execution to be sold as the property of JUSTIN KING in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

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**Attorney for the Plaintiff:**  
RICHARD SQUIRE & ASSOCIATES, LLC  
JENKINTOWN, PA 215-886-8790

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