

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 825/2023

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.

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By virtue of a writ of execution issued by plaintiff:

202300825

ALL those certain pieces or parcels of land situate in the Township of Kingston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a corner of land of Westerly Vosburg, et ux., and lands now or late of John Earl and Louis Burket, as shown on Map hereinafter referred to as "Corner of South Side of Road" on road to Wyoming;

THENCE North 39 degrees 40 minutes East, sixty (60) feet to a point;

THENCE South 53 degrees 33 minutes East, one hundred forty-two and eighty one-hundredths (142.80) feet, more or less, to a corner;

THENCE North 39 degrees 40 minutes East, forty-two (42) feet to the land now or late of Hany Follmer;

THENCE South 50 degrees 20 minutes East, three hundred twenty and forty one-hundredths (320.40) feet to lands now or late of John Earl;

THENCE South 36 degrees 44 minutes West, fifty (50) feet, more or less, to a red oak tree center;

THENCE North 57 degrees 56 minutes West, four hundred sixty-nine and fifty-five one-hundredths (469.55) feet, more or less, to a point, the place of BEGINNING.

CONTAINING 0.69 acres, more or less.

SUBJECT to the reservation of right to lap in on existing water supply herein, said reservation running to the Grantors herein and their heirs only.

THE SECOND THEREOF:

BEGINNING at a corner of land of the Grantors and land of the Grantees, as shown on a Map affixed to a previous Deed from the Grantors to the Grantees, dated November 9, 1955, recorded in Deed Book 1298, Page 639, on road to Wyoming;

THENCE North 39 degrees 40 minutes East, fifty (50) feet along said road to land now or late of Harry Follmer;

THENCE South 50 degrees 20 minutes East, one hundred forty (140) feet, more or less, to land of the Grantees;

THENCE South 39 degrees 40 minutes West, fort-two (42) feet to land of the Grantees;

THENCE North 53 degrees 33 minutes West, one hundred forty-two and eighty one-hundredths (142.80) feet, more or less, to a point, the place of BEGINNING.

BEING the tract of land on said Map referred to above, designated as being owned by Charles W. Fine and Mabel Fine, his wife.

TOGETHER with the water rights heretofore reserved in the aforesaid Deeds.

Being the same premises which Rosemary L. Mikulka, as Executrix of the Estate of Mary Rita Sherman A/K/A Mary Reynolds Sherman, Deceased, by Deed dated 09/05/2000 and recorded 09/08/2000, in the Office of the Recorder of Deeds in and for the County of Luzerne, granted and conveyed unto Timothy Hillman, in fee.

Commonly Known As: 642 Bodle Road, Wyoming, PA 18644 & 787 Bodle Road, Wyoming, PA 18644

Parcel ID: 35-D10S1-001 009-000 & 35-D10S1-001-010-000

Title to said premises is vested in Timothy Hillman

Property being known as: 642 Bodle Road, Wyoming, PA 18644

Being Luzerne County Tax Parcel Number and Pin Number: 35-D10S1-001 009-000, 35-D10S1-001-010-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the Property of:

DOROTHY HILLMAN, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF TIMOTHY HILLMAN, DECEASED

PROPERTY ADDRESS: 642 BODLE RD, WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 35-D10S1-001 009-000, 35-D10S1-001-010-000

**Seized and taken into execution to be sold as the property of HILLMAN, DOROTHY IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF TIMOTHY HILLMAN, DECEASED in suit of NATIONSTAR MORTGAGE LLC.**