

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8902/2022

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, FEBRUARY 07, 2025**  
**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, parcel, or tract of land situate in the Township of Hunlock, County of Luzerne, Pennsylvania, bounded and described as follows, to wit:

LOT NO. 1

BEGINNING at an iron pin comer, said iron pin being located along the southerly right of way of the Hunlock Township Route 479, said iron pin also being common comer of lands now or formerly of Smith, THENCE along lands of said Smith South 19 degrees, 32 minutes, 14 seconds East a distance of 739.47 feet to an iron pin comer in a stone row.

THENCE along Lot No. 4 and said stone row North 68 degrees, 26 minutes, 20 seconds East a distance of 311.77 feet to masonry nail driven into a large stone. Said masonry nail being common comer with lands of Lot No. 2.

THENCE along Lot No. 2 and a stone row North 17 degrees, 03 minutes, 52 seconds West a distance of 676.03 feet to an iron pin on the southerly right of way of Hunlock Township Route No. 479.

THENCE along said Hunlock Township Route No. 479 South 79 degrees, 45 minutes, 52 seconds West a distance of 192.00 feet to an iron pin comer.

THENCE again along Hunlock Township Route No. 479, South 78 degrees, 44 minutes, 59 seconds West a distance of 152.86 feet to the place of beginning.

CONTAINING 5.31 Acres. BEING shown as Lot No, 1 on the D. Derby Subdivision Map.

LOT NO. 2.

BEGINNING at an iron pin comer situated along the Hunlock Township Route No. 479. Said iron pin also being common comer with northeast comer of Lot No. 1 of D. Derby Subdivision.

THENCE along said Lot No. 1 South 17 degrees, 03 minutes, 52 seconds East a distance of 676.03 feet to a masonry nail driven into a large stone.

THENCE along Lot No. 5 and Lot No. 8 North 68 degrees, 35 minutes, 57 seconds East a distance of 626.84 feet to an iron pin comer on line of lands now or formerly of Dennis,

THENCE along lands of said Dennis North 29 degrees, 33 minutes, 39 seconds West a distance of 170.00 feet to a 30 inch diameter Oak Tree.

THENCE North 82 degrees, 33 minutes, 43 seconds West a distance of 150.36 feet to a drill hole in a large rock

THENCE along lands now or formerly of Hildebrand North 16 degrees, 46 minutes, 10 seconds West a distance of 195.44 feet to an iron pin comer in a stone row,

THENCE along said stone row and Lot No. 3 South 75 degrees, 28 minutes, 59 seconds West a distance of 93.37 feet to an iron pin corner

THENCE again along said stone row and Lot No. 3 South 62 degrees, 39 minutes, 05 seconds West a distance of 224.18 feet to a 30 inch Oak Tree corner.

THENCE along a stone row and Lot No. 3 North 18 degrees, 40 minutes, 37 seconds West a distance of 247.22 feet to an iron pin corner along the southerly right of way of the Hunlock Township Route No. 479.

THENCE along said southerly right of way of Hunlock Township Route 479 South 70 degrees, 09 minutes, 21 seconds West a distance of 131.79 feet to the place of the beginning.

BEING Lot No. 2 and containing 5.99 acres.

LOT NO. 3

BEGINNING at an iron pin corner situated along the southerly right of way of the Hunlock Township Route No, 479. Said iron pin also being the northeast corner of Lot No. 2.  
THENCE along said southerly right of way of Hunlock Township Route No. 479 North 57 degrees, 17 minutes, 31 seconds East a distance of 334.78 feet to an iron pin corner in a stone row.  
THENCE along said stone row and lands now or formerly of Hildebrand South 16 degrees, 46 minutes, 04 seconds East 301.53 feet to an iron pin corner which is a common corner with Lot No. 2.  
THENCE along Lot No, 2 and a stone row South 75 degrees, 28 minutes, 59 seconds West a distance of 93.37 feet to an iron pin corner.  
THENCE again along Lot No. 2 and a stone row South 62 degrees, 39 minutes, 05 seconds West a distance of 224.18 feet to a 30 inch diameter Oak Tree corner.  
THENCE still along Lot No. 2 and a stone row North 18 degrees, 40 minutes, 37 seconds West a distance of 247.22 feet to the place of the beginning.  
BEING Lot No. 3 and containing 1.95 Acres.

LOTS 1,2, & 3 being all of Lot #1 of the Derby/Guskiewicz Subdivision.

BEING the same premises which David E. Derby and Nellie L. Derby by Deed dated May 9, 2001 and recorded in the Office of Recorder of Deeds of Luzerne County on May 10, 2001 at Book 001, Page 74090 granted and conveyed unto Connie F. Harvey and Samuel B. Harvey.

IMPROVEMENTS thereon consist of: Residential Real Estate

PROPERTY ADDRESS: 198 INDIAN CAVE RD, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 29-14 -00A-20H-000 & 29-14 -00A-20J-000 & 29-14 -0

**Seized and taken into execution to be sold as the property of HARVEY, CONNIE F. A/K/A CONNIE HARVEY AND SAMUEL B. HARVEY A/K/A SAMUEL HARVEY in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT.**