

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5326/2024

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, AUGUST 01, 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 CERTAIN piece or parcel of land situate, lying and being in the Township of Fairmount, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake and stones corner in the northerly right of way line of the State Highway running from Hillside to Red Rock, 450 feet easterly from the line of lands of Thelma Cornell, said corner being 25 feet at right angles to the center line of the said Highway;

THENCE along lands of Simon Long, et ux, North 13 degrees 20 minutes West 1417 feet to a stake and stones corner in line of lands of the Kleintob Estate;

THENCE along the same, South 33 degrees 30 minutes East 1445 feet to a stake and stones corner in the northerly right of way line of the aforementioned State Highway;

THENCE along the same on a curve to the right 498 feet to the place of BEGINNING.

CONTAINING 8 acres of land, be the same more or less.

Being the same premises which Theresa M. Smith and Charles E. Smith Wife and husband and Kathleen A. Colsher, by Deed dated 02/01/2020 and recorded 02/19/2021, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Instrument No. 202110589, granted and conveyed unto Nicholas A. Shovelin, in fee.

Tax Parcel: 19-F2 -00A-016-000

Premises Being: 654 STATE ROUTE 118, Sweet Valley, PA 18656

PROPERTY ADDRESS: 654 STATE ROUTE 118, SWEET VALLEY, PA 18656

UPI / TAX PARCEL NUMBER: 19-F2 -00A-016-000

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

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania