

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 363/2025

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:

**THURSDAY, JUNE 05, 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.

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By virtue of Writ of Execution issued by Plaintiff, Nationstar Mortgage LLC

To Case Number: 2025-00363

ALL THAT CERTAIN lot or piece of land situate on the North side of Walnut Street, between Centre and Ridge Streets, in the Borough of Freeland, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Walnut Street, said point being Ninety (90') feet West from the Northwest corner of Centre and Walnut Streets, and extending THENCE, Westwardly along said Walnut Street Sixty (60') feet to lands formerly of Joseph Latz; and extending of that width, in length of depth, Northwardly One Hundred Fifty (150') feet to a public alley.

BOUNDED on the East by lands formerly of Albert E. Goeppert and Dorothy M. Goeppert, his wife, on the South by Walnut Street; on the West by lands formerly of Joseph Latz; and on the North by a public alley.

TOGETHER with all of the improvements erected thereon which are generally known and addressed as 813 Walnut Street, Borough of Freeland, County of Luzerne and Commonwealth of Pennsylvania.

TOGETHER WITH AND UNDER AND SUBJECT TO all rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms and provisions as contained in former deeds in the chain of title.

BEING THE SAME PREMISES which Nicholas L. Deitos and James F. Deitos by Deed dated April 17, 2020 and recorded on April 30, 2020, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3020 at Page 70561, as Instrument No. 202019240, granted and conveyed unto Michael L. Kimmel.

Property being known as 813 Walnut Street, Freeland, PA 18224

Being Luzerne County Parcel Identification Number 22-R9NE2-001-008-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Michael L. Kimmel

PROPERTY ADDRESS: 813 WALNUT ST, FREELAND, PA 18224

UPI / TAX PARCEL NUMBER: 22-R9NE2-001-008-000

Seized and taken into execution to be sold as the property of MICHAEL L KIMMEL in suit of NATIONSTAR MORTGAGE LLC.

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**Attorney for the Plaintiff:**  
HLADIK ONORATO & FEDERMAN  
NORTH WALES, PA 215-855-9521

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