

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4611/2023

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 writ of execution issued by plaintiff: MEB Loan Trust IV vs. Ralph C. Gatrone and Colleen G. Gatrone

To case number 202304611

ALL THE SURFACE AND RIGHT OF SOIL OF ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF KINGSTON, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF THE NORTHWESTERLY LINE OF RUTTER STREET (NOW RUTTER AVENUE) BETWEEN LOTS NOS. 45 AND 46.

THENCE NORTH THIRTY (30) DEGREES, SEVEN (7) MINUTES WEST ONE HUNDRED THIRTY-EIGHT AND FORTY-EIGHT ONEHUNDREDTHS (138.48) FEET TO A CORNER;

THENCE SOUTH FIFTY-NINE (59) DEGREES, FIFTY-THREE (53) MINUTES WEST, FORTY (40) FEET TO A CORNER IN LINE BETWEEN LOTS NOS. 46 AND 47;

THENCE BY LAST MENTIONED LAND, SOUTH THIRTY (30) DEGREES, SEVEN (7) MINUTES EAST, ONE HUNDRED THIRTY-EIGHT AND FORTY-EIGHT ONE HUNDREDTHS (138.48) FEET TO RUTTER STREET;

THENCE NORTH FIFTY-NINE (59) DEGREES, FIFTY-THREE (53) MINUTES EAST, FORTY (40) FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 46 ON PLOT OF LOTS OF THE MYERS ESTATE RECORDED IN LUZERNE COUNTY MAP BOOK 1, PAGE 268.

SUBJECT TO ALL EXCEPTIONS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS ARE CONTAINED IN PRIOR DEEDS IN LINE OF TITLE.

PARCEL ID#: 34-G9SE3-013-021-000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 374 Rutter Avenue, Kingston, PA 18704

BEING THE SAME PREMISES which American Escrow and Closing Company, by Deed dated January 4, 2002 and recorded February 1, 2002 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania in Block 3002 Page 31098 Instrument No. 5419809 granted and conveyed unto Ralph C. Gatrone and Colleen G. Gatrone in fee.

Title to said premises is vested in American Escrow and Closing Company, an Illinois Corporation by Deed dated January 4, 2002 and recorded in the Luzerne County Recorder of Deeds Office on February 1, 2002 in Book 3002, Page 31098, Instrument # 5419809.

Property being known as: 374 Rutter Avenue, Kingston, PA 18704

Being Luzerne County tax parcel number and pin number: 34-G9SE3-013-021-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: MEB Loan Trust IV against Ralph C. Gatrone and Colleen G. Gatrone and will be sold by

Sheriff of Luzerne County

Christopher A. DeNardo, Esquire  
Attorney for Plaintiff

PROPERTY ADDRESS: 374 RUTTER AVE, KINGSTON, PA 18704

UPI / TAX PARCEL NUMBER: 34-G9SE3-013-021-000

**Seized and taken into execution to be sold as the property of RALPH C GATRONE AND COLLEEN G GATRONE in suit of MEB LOAN TRUST IV.**

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**Attorney for the Plaintiff:**  
LOGS LEGAL GROUP LLC  
WAYNE, PA 610-278-6800

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