

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 7836/2022

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:

**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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

To case number: 202207836

All the surface of that certain piece or parcel of land situate, lying and being in the Township of Hunlock, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

(1) Beginning On the southerly side of a proposed 50 foot street on line between Lots Nos. 26 and 27; thence along said dividing line south 32 degrees 2 minutes east, 510 feet more or less to the bank of the Susquehanna River; thence in an easterly direction along the bank of said river 100 feet more or less to a point in line dividing Lots Nos. 27 and 28; thence along line dividing Lots Nos. 27 & 28, north 32 degrees 2 minutes west, 500 feet more or less to the southerly side line of the said proposed 50 foot street; thence along the same south 57 degrees 58 minutes west, 100 feet to the place of beginning, being Lot No. 27 on plot of lots of Hunlock Gardens as laid out, June 19, 1926, and revised July 10, 1926, by F. C. Wintermute, Engineer, and duly recorded.

Excepting and Reserving all land of the Pennsylvania Canal, now owned by the Delaware, Lackawanna & Western Railroad Company.

Coal and other minerals excepted and reserved as the same are excepted and reserved in prior deeds of conveyance going to make up the chain or title.

(2) Beginning at point on the southerly side of a proposed 50 foot street on line between Lots Nos. 27 and 28; thence along said dividing line south 32 degrees 2 minutes east, 500 feet more or less to the bank of the Susquehanna River; thence in an easterly direction along the bank of said river, 100 feet more or less to a point in line dividing Lots Nos. 28 and 29; thence along line dividing Lots Nos. 28 and 29 north 32 degrees 2 minutes west 495 feet more or less to the southerly side line of the said proposed 50 foot street; thence along the same south 57 degrees 58 minutes west, 100 feet to the place of beginning, being Lot No 28 plot of lots of Hunlock Gardens as laid out June 19, 1926, and revised July 10, 1926, by F. C. Wintermute, Engineer, and duly recorded.

Excepting and reserving, however, all land of the Pennsylvania Canal, now owned by the Delaware, Lackawanna & Western Railroad Company.

Tax ID: 29-J6S1-003-037-000

BEING the same premises that Andrew Michael Sabol and Ann A. Sabol, his wife, by deed dated 08/22/1985 and recorded on 08/22/1985 in office of the recorder of deed in the County of Luzerne, Commonwealth of Pennsylvania in Deed Book 2168, Page 934 granted and conveyed unto Rt. Rev. Thaddeus Condric.

NOTICE THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE

COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Property being known as 80 Garden Drive, Hunlock Creek, PA 18621

Improvement thereon: Residential with buildings

Seized and taken in execution as the property of: Wallace Condrick a/k/a Thaddeus Condrick

PROPERTY ADDRESS: 80 GARDEN DR, HUNLOCK CREEK, PA 18621

UPI / TAX PARCEL NUMBER: 29-J6S1-003-037-000

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

**Attorney for the Plaintiff:**  
RICHARD SQUIRE & ASSOCIATES, LLC  
JENKINTOWN, PA 215-886-8790

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