

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5348/2023

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, APRIL 04, 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.

By virtue of writ of execution issued by plaintiff: Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-3 c/o Shellpoint Mortgage Servicing

To case number: 202305348

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Pittston, County of Luzerne and State of Pennsylvania, described as follows:

BEGINNING at the southwesterly corner of a parcel of surface conveyed by Pa. Coal / Co herein to Joseph Pupa, et ux., by deed dated February 20, 1953, said place of beginning also being the southwesterly corner of Lot number three (3) Tedrick Street and being in the northerly line of said Tedrick Street; thence in a southwesterly direction along the northerly line of Tedrick Street a distance of forty-four and six tenths (44.6) feet to the southeasterly corner of a parcel of surface conveyed by the Grantor herein to Frank Nocito, et ux., by deed dated April 1, 1953, thence in a northwesterly direction along the easterly line of said surface so conveyed a distance of one hundred ten (110) feet, more or less, to the southerly right-of-way line of the Lackawanna and Wyoming Valley Railroad; thence in a southeasterly direction along the southerly right-of-way line of said Railroad a distance of forty-five (45) feet, more or less, to the northwesterly corner of surface conveyed as aforesaid to Joseph Pupa, et ux.; thence in a southeasterly direction along the westerly line of said surface so conveyed a distance of ninety-eight (98) feet, more or less, to the place of beginning.

CONTAINING an area of four thousand five hundred seventy-six (4,576) square feet, more or less, being the easterly part of Lot number four (4) on Tedrick Street, as per map of Pennsylvania Coal Company.

TITLE TO SAID PREMISES IS VESTED IN Vincent A. Francello and Dolores Francello, his wife from Josephine M. Rotondaro, widow by Deed dated 3/27/1987, recorded on 3/27/1987 in the Luzerne County Recorder of Deeds Office in Deed Book 2226, Page 183.

By Virtue of Death of said Vincent A. Francello on 7/1/2020, title vest solely to his wife Dolores Francello.  
Property being known as 34 Tedrick Street, n/k/a 644 Tedrick Street, Pittston, PA 18640  
Being Luzerne County Tax Parcel Number and PIN Number: 51-E11SE2-007-008-000

Improvements consist of: Residential Dwelling

Seized and taken in execution as the property of: Dolores Francello

PROPERTY ADDRESS: 34 TEDRICK ST, N/K/A 644 TEDRICK ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 51-E11SE2-007-008-000

Seized and taken into execution to be sold as the property of DOLORES FRANCELLO in suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-3 C/O SHELLPOINT MORTGAGE SERVICING.

---

Attorney for the Plaintiff:  
PINCUS LAW GROUP PLLC  
MARLTON, NJ 484-575-2201

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