

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9074/2024

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.

By virtue of a Writ of Execution issued by: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

No. 2024-09074

ALL that certain lot, piece or parcel of land situate in the Borough of West Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on Maple Street, and lands now or late of the Estate of Hontz, said corner being one hundred nineteen feet from the intersection of York Avenue, with said Maple Street;

THENCE along line of said Hontz Estate land South 32 degrees 45 minutes East one hundred forty-eight and six-tenths (148.6) feet, more or less, to a corner in line of land of Nellie Monroe;

THENCE along line of land of Nellie Monroe, North 57 degrees 15 minutes East, thirty-one and one-half (31 1 / 2) feet more or less to a corner in line of land of Howard Shannon;

THENCE along line of land of Howard Shannon North 32 degrees 45 minutes West, one hundred forty-eight and six-tenths (148.6) feet more or less to Maple Street;

THENCE along line of said Maple Street, South 65 degrees 53 minutes West thirty-one and one-half (31 1 / 2) feet more or less to the place of beginning.

PIN 65-D11SE4-018-011-000

PREMISES B:

ALL that certain lot, piece or parcel of land situate in the Borough of West Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of lot of Joseph Frederick in the easterly line of Railroad Street, now Maple Street;

THENCE South 55 degrees 53 minutes West along Maple Street aforesaid 23 1 / 2 feet to a corner in line of lands of F.W. Shannon Estate;

THENCE South 32 3 / 4 degrees East 148.6 feet to a corner in line of lands of Nellie Monroe;

THENCE along said Monroe's land, North 57 1 / 4 degrees East 23 1 / 2 feet to a corner of lands of Joseph Frederick aforesaid;

THENCE along said Frederick's land North 32 3 / 4 degrees West 150 feet to the place of beginning.

PIN 65-D11SE4-018-012-000

BEING the same premises which Louis Palermo, Jr. and Linda Salerno, Co-Executors Of The Estate of Dorothy Palermo, Deceased and Louis Palermo, Jr., Individually and Linda Salerno, Individually Devisees Pursuant To The Last Will and Testament Of Dorothy Palermo by Deed dated April 15, 2022 and recorded in the Office of Recorder of Deeds of Luzerne County on April 27, 2022 at Book 3022, Page115218 granted and conveyed unto Amanda Rudda and Cody Salerno.

PROPERTY BEING KNOWN AS 107 Maple St, West Pittston, PA 18643-1706

Being Luzerne County Tax Place No. 65-D11SE4-018-011-000 and 65-D11SE4-018-012-000 and PIN: 65-D11SE4-018-011-000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of Amanda Rudda and Cody Salerno

PROPERTY ADDRESS: 107 MAPLE ST, WEST PITTSTON, PA 18643

UPI / TAX PARCEL NUMBER: 65-D11SE4-018-011-000 and 65-D11SE4-018-012-000

Seized and taken into execution to be sold as the property of AMANDA RUDDA AND CODY SALERNO in suit of
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUIICKEN LOANS INC.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania