

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 86/2024

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:

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.

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 2020-3
To Case number 2024-00086

ALL that certain lot, piece or parcel of land situate in the Township of Kingston, County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the southerly side line of the forty (40) foot wide Meadowcrest Drive, said point being on the line common to Lots 32 and 33 in the Meadowcrest Subdivision, hereinafter mentioned.

THENCE along said Lot 33, South 42° 36' West 157.70 feet to a point on the northerly line of lands now or formerly of Hodle recorded in Luzerne County Deed Book 2527 at page 493.

THENCE along said lands South 46° 30' West 80.01 feet to a point on the easterly line of lands now or formerly of the Housing Authority of Luzerne County recorded in Luzerne County Deed Book 1104 at page 256.

THENCE along said lands North 42° 36' West 157.56 feet to a point on the aforesaid Meadowcrest Drive side line.

THENCE along said Meadowcrest Drive side line North 46° 20' East 80.00 feet to the Point of Beginning.

CONTAINING a total area of 12,610 square feet of land, more or less.

SUBJECT to the Restrictive Covenants and Conditions for Meadowcrest recorded in Luzerne County Deed Book 2555 at page 454.

BEING all of Lot 32 in the Meadowcrest Subdivision Plot of Lots recorded in Luzerne County Map Book 28 at page 5.

The improvements thereon being known as 287 Meadowcrest Drive, Trucksville, Pennsylvania - 18708

BEING the same premises which GERALD R. FISHER, UNMARRIED by Deed dated June 3, 1997 and recorded in the Official Records of Luzerne County on June 5, 1997 in Deed Book Volume 2603, Page 95, as Instrument Number 5160252 granted and conveyed unto MICHELLE POPEROWITZ AND MARK A. POPEROWITZ.

287 Meadowcrest Drive, Trucksville, PA 18708

Tax Parcel Number: 35-E9S1-005-001-000

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$192,617.61

Premise Being: 287 Meadowcrest Drive, Trucksville, PA 18708

Seized and sold as the property of Mark Poperowitz, Michelle Poperowitz

Judgment Number 2024-00086 (Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-3 v Mark A. Poperowitz; Michelle Poperowitz)

Dated: March 3, 2025

/s/ Robert Flacco

Robert Flacco, Esq.

PROPERTY ADDRESS: 287 MEADOWCREST DR, TRUCKSVILLE, PA 18708

UPI / TAX PARCEL NUMBER: 35-E9S1-005-001-000

Seized and taken into execution to be sold as the property of MARK A POPEROWITZ AND MICHELLE POPEROWITZ in suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-3.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania