

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 12248/2025

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 12, 2026**  
**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 a Writ of Execution filed to No. 202512248

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. v. Helen Maso, solely in her capacity as known heir of Wallace Condrick A/K/A Thaddeus Condrick A/K/A Rt. Rev. Thaddeus Condrick, deceased and John Condrick, solely in his capacity as known heir of Wallace Condrick A/K/A Thaddeus Condrick A/K/A Rt. Rev. Thaddeus Condrick, deceased

Owner of the property situate in the City of Hunlock Creek, Luzerne County, Pennsylvania

No. 202512248

TAX ID NUMBER(S): 29-J6S1-003-037

LAND SITUATED IN THE TOWNSHIP OF HUNLOCK IN THE COUNTY OF LUZERNE IN THE STATE OF PA

(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 UNE 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 OF TITLE.

(2) BEGINNING AT A 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 UNE DIVIDING LOTS NOS. 28 AND 29; THENCE ALONG UNE DIVIDING LOTS NOS. 28 AND 29 NORTH 32 DEGREES 2 MINUTES WEST 495 FEET MORE OR LESS TO THE SOUTHERLY SIDE UNE 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 HUN LOCK 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.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

Commonly known as: 80 Garden Dr, Hunlock Creek, PA 18621-3836

PROPERTY BEING KNOWN AS 80 Garden Dr, Hunlock Creek, PA 18621-3836

Being Luzerne County Tax Plate No. 29-J6S1 -003-037-000 and PIN: 29-451-3

BEING the same premises which Andrew Michael Sabol and Ann A. Sabol by Deed dated August 22, 1985 and recorded in the Office of Recorder of Deeds of Luzerne County on August 22, 1985 at Book 8168, Page 934 granted and conveyed unto Wallace Condrick AKA Thaddeus Condrick.

Improvements thereon consist of: Residential Real Estate

Wallace Condrick having departed this life on July 3, 2024

Attorneys for Plaintiff  
Stern & Eisenberg, PC

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 MASO, HELEN SOLEY IN HER CAPACITY AS KNOWN HEIR OF WALLACE CONDRICKJ A/K/A THADDEUS CONDRICK A/K/A RT. REV THADDEUS CONDRICK, DECEASED AND JOHN CONDRICK, SOLELY IN HIS CAPACITY AS KNOWN OF WALLACE CONDRICK A/K/A THADDEUS CONDRICK A/K/A RT. REV. THADDEUS CONDRICK, DECEASED in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC.

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

**EUGENE GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania