SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 373/2026

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.

ALL THAT CERTAIN OR PIECE OF GROUND SITUATE IN FRANKLIN TOWNSHIP, COUNTY OF LUZERNE, AND COMMONWEALTH OF PENNSYLVANIA.

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY SIDE OF CUMMINGS ROAD AT THE DIVIDING LINE OF NOW OR LATE VODZAK AND NOW OR LATE GANTZ;

THENCE SOUTH 16 DEGREES 20 MINUTES WEST, 322.20 FEET TO A POINT;

THENCE 05 DEGREES 55 MINUTES 53 SECONDS WEST, 765.45 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 56 MINUTES EAST, 502.64 FEET TO A POINT ON THE CORNER OF NOW OR LATE VODZAK;

THENCE NORTH 00 DEGREES 08 MINUTES EAST, 963.08 FEET TO A POINT ON CUMMINGS ROAD;

THENCE ALONG CUMMINGS ROAD, NORTH 62 DEGREES 15 MINUTES WEST, 363.67 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.45 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED AS LOT NO. 4 OF THE GANTZ SUBDIVISION AS SURVEYED BY RUSSELL BILBY OF DESIGN CONSULTANTS SAID SUBDIVISION BEING RECORDED IN LUZERNE COUNTY MAP BOOK 147 PAGE 32.

BEING THE SAME PROPERTY CONVEYED TO ADAM SCHOOLEY AND JUSTINE L. SCHOOLEY, HUSBAND AND WIFE BY DEED FROM BRUCE W. COOLBAUGH AND CHRISTA M. COOLBAUGH, HIS WIFE AS RECORDED 2/27/2013 IN BOOK 3013 AT PAGE 39360.

BEING PREMISES: 173 CUMMINGS ROAD, DALLAS, PA 18612

TAX PARCEL NUMBER: 24-00-B9-00A-07J

BEING the same premises which BRUCE W. COOLBAUGH AND CHRISTA M. COOLBAUGH by Deed dated February 15, 2013, and recorded in the Official Records of Luzerne County on February 27, 2013, in Deed Book Volume 3013, Page 39360, as Instrument granted and conveyed unto ADAM SCHOOLEY AND JUSTINE L. SCHOOLEY.

Judgment Amount: $98,577.57

Seized and sold as the property of Adam Schooley Judgment Number 202600373 (TH MSR Holdings LLC F/K/A Matrix Financial Services Corporation v Adam Schooley), with a judgment amount of $98.00.

Dated: June 22, 2026

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Nicole Francese, Esq. (332253)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(T) (212) 471-5100
(F) (212) 471-5150

(c) CountySuite Sheriff, Teleosoft, Inc.

PROPERTY ADDRESS: 173 CUMMINGS RD, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 24-00-B9-00A-07J

Seized and taken into execution to be sold as the property of ADAM SCHOOLEY AND JUSTINE T SCHOOLEY in suit of TH MSR HOLDINGS LLC F/K/A MATRIX FINANCIAL CORPORATION.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA 212-471-5100

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.