SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2493 CV 2026

Please visit: https://www.bid4assets.com/monroecountysheriffsales for the following real estate sale

THURSDAY, DECEMBER 03, 2026
AT 10:00 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 THE FOLLOWING lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 616 in Section C as shown and designated on plan of Indian Mountain Lakes, Section C, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated March 22, 1963; revised April 1, 1964; and recorded May 19, 1965 in the Office of the Recorder of Deeds for Monroe County, in Map Book 9, at page 193.

Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

BEING THE SAME PREMISES which Salvatore Tirro and Julie Ann Tirro, husband and wife, by Deed dated December 18, 2006, and recorded in the Office of the Monroe County Recorder of Deeds on December 20, 2026 in Deed Book 2291, at Page 1699, as Instrument No. 20065381 granted and conveyed to Queen Lundy and Deborak Wynters, as tenants in common.

ALSO BEING THE SAME PREMISES Queen Lundy, a single person by Deed dated April 26, 2010 and recorded on June 4, 2010, in the Office of the Monroe County Recorder of Deeds at Deed Book Volume 2371 at Page 6465, as Instrument No. 201012967 granted and conveyed unto Deborah Wynter, an unmarried woman, her heirs and assigns, all her legal right, title and interest.

Being Known as 221 Cherry Lane f/k/a Lot 616 Section C, Albrightsville, PA 18210

Tax Code No. 20.8C.2.39

Map No. 20631115734694

PROPERTY ADDRESS: 221 CHERRY LANE, ALBRIGHTSVILLE, PA 18210

UPI / TAX PARCEL NUMBER: 20.8C.2.39

Seized and taken into execution to be sold as the property of DEBORAH WYNTER, QUEEN LUNDY in suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-3, AS OWNER OF THE RELATED MORTGAGE LOAN C/O ROCKET MORTGAGE, LLC S/B/M TO NATIONSTAR MORTGAGE LLC.

TERMS OF SALE: Purchasers must immediately pay ten percent (10%) of the purchased price, or all costs, whichever may be higher, to Bid4Assets no later than 4:00PM the day after auction. If prompt payment is not made, the sale may be offered to the next highest bidder and purchasers deposit forfeited. The remainder of the unpaid balance is to be paid within eleven (11) days, otherwise all money previously paid will be forfeited. Conditions of sale can be found at https://www.bid4assets.com/monroecountysheriffsales.

Attorney for the Plaintiff:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, PA 215 855 9521

NICHOLAS CIRRANELLO, Sheriff
MONROE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.