

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 269/2023

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.

By virtue of Writ of Execution issued by Plaintiff, Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust

To Case Number: 202300269

ALL THAT CERTAIN lot, piece or parcel of land situate on the west side of Church Street in the Borough of White Haven, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point one hundred fifty (150) feet north of the northwest corner of the intersection of Susquehanna Street and Church Street, said point being the northeast corner of land of Jacob Hartley, Jr.; thence along the northern line of lands of said Jacob Hartley, Jr., in a westerly direction for a distance of two hundred (200) feet to a point; thence at right angles to the northern line of land of Jacob Hartley, Jr., in a northerly direction for a distance of fifty (50) feet to a point; thence on a line parallel with the northern line of land of Jacob Hartley, Jr., in an easterly direction for a distance of two hundred (200) feet to a point on the west side of Church Street; thence along the west side of Church Street in a southerly direction for a distance of fifty (50) feet to the place of BEGINNING.

BEING THE SAME PREMISES which Dean A. Raudenbush and Debra A. Raudenbush by Deed dated October 23, 2007 and recorded on November 7, 2007, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3007 at Page 295222, as Instrument No. 20075793968, granted and conveyed unto Kevin A. Klinetop.

Property being known as 126 Church Street, White Haven, PA 18661

Being Luzerne County Parcel Identification Number 68-P12NW1-001-003-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Kevin A. Klinetop

PROPERTY ADDRESS: 126 CHURCH ST, WHITE HAVEN, PA 18661

UPI / TAX PARCEL NUMBER: 68-P12NW1-001-003-000

Seized and taken into execution to be sold as the property of KEVIN A KLINETOP in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 219-RPL11 TRUST.

Attorney for the Plaintiff:
HLADIK ONORATO & FEDERMAN
NORTH WALES, PA 215-855-9521

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania