

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8039/2019

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 14, 2024
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:
CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST
To case number 201908039

All that certain lot, piece or parcel of land situate in the Township of Exeter, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:
Beginning at a point on the southwesterly side of line of what is known as the River Road, now also known as State Highway Route No. 232, between Pittston and Tunkhannock, also a corner of land of Dr. E.H. Hill;
THENCE in a Southwesterly direction along the land of said hill two hundred (200) feet to a corner;
THENCE in a Southeasterly direction one hundred (100) feet to a corner;
THENCE in a Northeasterly direction by a line parallel with the Easterly line of land of said Hill two hundred (200) feet to a stake in the Southwesterly line of the River Road aforesaid;
THENCE in a Northeasterly direction by a line having the same courses as the last mentioned line and extending across the said River Road to the Susquehanna River;
THENCE along said River in a Northwesterly direction one hundred (100) feet to a corner in line of lands of said Hill;
THENCE along last mentioned lands in a Southwesterly direction to a point on the Southwesterly line of the River Road aforesaid the place of beginning.
UNDER AND SUBJECT to any and all conditions, reservations, covenants, restrictions and agreements contained in the chain of title.

Title to said premises is vested in TODD GRUDZINSKI; RITA MARIE GRUDZINSKI
Property being known as: 2030 ROUTE 92 HIGHWAY A/K/A RR 1 BOX 128 PITTSTON A/K/A WEST PITTSTON, PA 18643
Being Luzerne county tax parcel number and pin number: 17-B11S1-001-012-000
Improvements thereon consist of: RESIDENTIAL PROPERTY
Seized and taken in execution as the property of: TODD GRUDZINSKI; RITA MARIE GRUDZINSKI
PROPERTY ADDRESS: 2030 ROUTE 92 HWY, AKA RR1 BOX 128, PITTSTON AKA WEST PITTSTON, PA 18643
UPI / TAX PARCEL NUMBER: 17-B11S1-001-012-000

Seized and taken into execution to be sold as the property of TODD GRUDZINSKI AND RITA MARIE GRUDZINSKI in suit of CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLL
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania