

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2401/2022

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, OCTOBER 03, 2025
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: Citizens Bank, N.A.

To case number 202202401

PARCEL 1:

ALL THAT CERTAIN piece or parcel of land in the Village of Trucksville, Kingston Township, Luzerne County, Pennsylvania, on the Easterly side of the road to Staubs, bounded and described as follows:

Beginning at a corner of Lot 46 on Plot now or formerly of Jacob B. Rice; thence along said Lot 46, South 48° 35' East, 192.6 feet to a corner on an alley; thence along said alley, South 21° 45' West, 60 feet to a corner; thence along Lot 44, North 48° 35' West, 192.6 feet to the line of said Public Road; and thence along said road, North 41° 25' East, 60 feet to the beginning.

BEING Lot No. 45 on Plot now or formerly of Jacob B. Rice. A map of said Plot being recorded in Luzerne County Map Book 3 at pages 339 and 344.

Parcel 2:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Kingston, County of Luzerne and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the easterly sideline of Carverton Road, said point being in the dividing line between Lots 43 and 44 on plot as lots hereinafter referred to; thence along the dividing line between Lots 43 and 44, South 48 degrees 35 minutes East, one hundred ninety-two and six tenths (192.6) feet to an alley; thence along the sideline of said alley, North 41 degrees 25 minutes East, sixty (60) feet to a point, said point being in the dividing line between Lots 44 and 45 on plot of lots hereinafter referred to; thence along the dividing line between said Lots 44 and 45, North 48 degrees 35 minutes West, one hundred ninety-two and six tenths (192.6) feet to a point in the Easterly sideline of Carverton Road; thence along said Carverton Road, South 41 degrees 25 minutes West, sixty (60) feet to the place of beginning.

BEING Lot No. 44 on a plot of lots out for the Estate of Jacob Rice.

Title to said premises is vested in Anthony J. Oliveri Jr. and Debra Oliveri by deed from LEE J. WILLIAMES and FRANCES A. WILLIAMES, husband and wife, dated October 6, 1992 and recorded June 29, 1993 in Deed Book 2460, Page 984.

Property being known as: 105 Carverton Road, Trucksville, Pennsylvania 18708

Being parcel number and pin number 35-F9S4-005-007-00 and 35-F9S4-005-05A-000

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Anthony J. Oliveri Jr. and Debra Oliveri

PROPERTY ADDRESS: 105 CARVERTON RD, TRUCKSVILLE, PA 18708

UPI / TAX PARCEL NUMBER: 35-F9S4-005-007-00 and 35-F9S4-005-05A-000

Seized and taken into execution to be sold as the property of ANTHONY J OLIVERI, JR AND DEBRA OLIVERI in suit of CITIBANK, N.A..

Attorney for the Plaintiff:
MCCABE WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania