

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5991/2024

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:
CITIGROUP MORTGAGE LOAN TRUST 2022-A
To case number 202405991

ALL the surface or right of soil, of, in and to all that certain lot, piece and parcel of land, situate and lying on the Northerly side of Pulaski Avenue, Buttonwood Heights, Hanover Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Pulaski Avenue, in said Township, at the Southeast corner of Lot No. 249, on the plot of lots hereinafter mentioned;

THENCE along the dividing line between Lots Numbers 249 and 248, on said plot, North thirteen (13) degrees, thirty-six (36) minutes West one hundred twenty (120) feet to a corner;

THENCE south seventy-four (74) degrees twenty-four minutes West thirty-seven and five-tenths (37.5) feet to a point in a line drawn through the center of Lot No. 250;

THENCE along said line running through the center of Lot No. 250, South thirteen (13) degrees thirty-six (36) minutes East one hundred twenty (120) feet to a point on said Pulaski Avenue;

THENCE along the line of said Pulaski Avenue, North seventy-four (74) degrees twenty-four (24) minutes East thirty-seven and five-tenths (37.5) feet to the place of beginning.

BEING all of Lot No. 249 and twelve and five-tenths (12.5) feet of Lot No. 250 on plot of lots of J.K. Weitzenkorn Block No. 7 and known and designated as Buttonwood Heights, which said plot is recorded in Luzerne County in Map Book Vol. 1, page 354, et. seq.

Title to said premises is vested in: JOSEPH PIECH
Property being known as: 17 PULASKI STREET WARRIOR RUN PA, 18706
Being Luzerne county tax parcel number and pin number: 25-I8S2 -001-036-000
Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLEMENS PIECH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER JOSEPH PIECH

PROPERTY ADDRESS: 17 PULASKI ST, WARRIOR RUN, PA 18706

UPI / TAX PARCEL NUMBER: 25-I8S2 -001-036-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLEMENS PIECH AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER JOSEPH PIECH in suit of CITIGROUP MORTGAGE LOAN TRUST 2022-A.

Attorney for the Plaintiff:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania