

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 7039/2025

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, FEBRUARY 06, 2026
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, CSMC 2018-RPL3 Trust

To Case Number: 202507039

ALL THAT CERTAIN piece or parcel of land situate in the Borough of West Wyoming, Luzerne County, Pennsylvania bounded and described as follows, to wit:

BEGINNING on the Southwesterly side of Lincoln Avenue in line between Lots Number 362 and 363 on the plot of lots hereinafter mentioned; thence from said beginning point along the line between Lots 362 and 363 South 55 degrees 36 minutes West 120 feet to a point, to Lots 362, 363, 390 and 391; thence from said point a long line of Lot Number 363 and 390 North 34 degrees 24 minutes West, 40 feet to a point common to Lots 363, 364, 389 and 390; thence along the line between Lots 363 and 364 North 55 degrees 36 minutes East of 120 feet on the Southwesterly side line of Lincoln Avenue; thence from Lincoln Avenue, South 34 degrees 24 minutes East 40 feet to the place at beginning.

BEING all of Lot 363 on the plot of lots known as "Atherton Park" as an allotted and developed by Ralph J. Stout and Ralph Raup recorded in Map Book 2 page 346.

BEING THE SAME PREMISES which Mary Ellen Steininger, now by marriage, Mary Ellen Chiampi and Joseph T. Chiampi, her husband by Deed dated November 2, 1994 and recorded on November 9, 1994, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 2510 at Page 311, granted and conveyed unto Mary Ellen Chiampi and Joseph T. Chiampi, her husband.

Property being known as 122 Lincoln Avenue, West Wyoming, PA 18644

Being Luzerne County Parcel Identification Number 66-F10S4 -014-004-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Mary Ellen Chiampi and Joseph T. Chiampi

PROPERTY ADDRESS: 122 LINCOLN AVE, WEST WYOMING, PA 18644

UPI / TAX PARCEL NUMBER: 66-F10S4 -014-004-000

Seized and taken into execution to be sold as the property of CHIAMPI, JOSEPH T A/K/A JOSEPH CHIAMPI AND CHIAMPI, MARY ELLEN A/K/A MARY CHIAMPI in suit of CSMC 2018-RPL3 TRUST.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania