

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4611/2025

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:

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., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3

To case number 202504611

All that certain lot, piece or parcel of land situate in the City of Nanticoke, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the southerly line of Park Street, being North 71 degrees 12 minutes East seventy and no hundredths (70.00) feet from the easterly line of a fifteen (15) foot alley, being also the common corner of Lots Nos. 52 and 53 on Plot of lots of the Fairchild Plot hereinafter referred;

Thence along Park Street, North 71 degrees 12 minutes east thirty and no hundredths (30.00) feet to a nail set as a corner;

Thence through Lot No. 52 South 18 degrees 48 minutes east one hundred twenty and no hundredths (120.00) feet to an iron pin corner in the northerly line of a twelve (12) alley;

Thence along said alley South 71 degrees 12 minutes west thirty and no hundredths (30.00) feet to an iron pin corner, being the common corner of Lots Nos. 52 and 53;

Thence along the division line between Lots Nos. 52 and 53 North 18 degrees 48 minutes West one hundred twenty and no hundredths (120.00) feet to the place of beginning.

Being the easterly ten (10) feet of Lot No. 53 and the westerly half of Lot No. 52 on the Fairchild Plot as recorded in Luzerne County Deed Book No. 22, Page 481.

Being the same premises conveyed to Gerald J. Robaczewski and Barbara Robaczewski by deed of Barbara A. Sullivan, widow, dated September 29, 2006, recorded October 3, 2006 in Luzerne County Deed Book 3006, Page 271850.

Being also the same premises as shown on the survey map of Dennis B. Evans, R.S. as recorded in Luzerne County Deed Book Volume 2119, Page 1100.

Subject to all exceptions and reservations as are contained in prior deeds in the chain of title.

Title to said premises is vested in GERALD J. ROBACZEWSKI AND BARBARA ROBACZEWSKI, HUSBAND AND

WIFE

Property being known as: 161 PARK STREET, , NANTICOKE, PA 18634

Being Luzerne county tax parcel number and pin number: 42-J7SW2 -014-004-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of:

GERALD J. ROBACZEWSKI AND BARBARA ROBACZEWSKI, HUSBAND AND WIFE

PROPERTY ADDRESS: 161 PARK ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SW2 -014-004-000

Seized and taken into execution to be sold as the property of GERALD J ROBACZEWSKI AND BARBARA ROBACZEWSKI in suit of CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3.

Attorney for the Plaintiff:

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania