

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 5492/2023

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 12, 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: Citizens Bank, N.A.

To case number 202305492

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF LARKSVILLE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF;

BEGINNING AT A POINT ON KELLER STREET AND INTERSECTION OF LOT NO., 50 ON LOT OF LOTS HEREINAFTER REFERRED TO:

THENCE ALONG LINE OF SAID LOT NO. 50, SOUTH 54 DEGREES 5 MINUTES WEST 147.20 FEET TO LINE OF LAND OF THE DELAWARE AND HUDSON CANAL COMPANY;

THENCE ALONG LINE OF THE DELAWARE AND HUDSON CANAL COMPANY, NORTH 36 DEGREES 13 MINUTES WEST 40 FEET TO LINE OF LOT NO. 48;

THENCE ALONG THE LINE OF SAID LOT NO. 48, NORTH 54 DEGREES 5 MINUTES EAST 147.20 FEET TO KELLER STREET AFORESAID;

THENCE ALONG SAID KELLER STREET, SOUTH 35 DEGREES 55 MINUTES EAST 40 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 49 AS SHOWN ON MAP OF THE JOHN KELLER ESTATE IN THE BOROUGH OF LARKSVILLE THE ABOVE PREMISES IS IMPROVES WITH A TWO STORY FRAME DWELLING KNOWN AS NO. 8 AND 10 KELLER STREET (NOW KNOWN AS PACE STREET)

THE SECOND THEREOF:

IN LINE WITH KELLER STREET, SAND AT A POINT BETWEEN LOTS NOS. 48 AND 49, THE PLACE OF BEGINNING.

THENCE SOUTH 54 DEGREES 5 MINUTES WEST ALONG THE LINE BETWEEN SAID LOTS ONE HUNDRED AND FORTY SEVEN (147) FEET MORE OR LESS, TO A CORNER IN LINE WITH LAND NOW OR LATE OF THE DELAWARE AMD HUDSON CANAL COMPANY;

THENCE ALONG SAID LAND, NORTH 36 DEGREES 13 MINUTES WEST, FORTY (40) FEET MORE OR LESS TO A CORNER BETWEEN LOTS NOS. 48 AND 44;

THENCE NORTH 54 DEGREES 5 MINUTES EAST ALONG THE LINE BETWEEN LOT NO. 48 AND THE REAR OF LOTS NOS. 44, 45, 46, AND 47, ONE HUNDRED AND FORTY SEVEN (147) FEET, MORE OR LESS, TO A CORNER IN LINE WITH KELLER STREETS;

THENCE ALONG LINE OF KELLER STREET, SOUTH 35 DEGREES 55 MINUTES EAST FORTY (40) FEET, MORE OR LESS, TO A CORNER, THE PLACE OF BEGINNING.

SAME BEING LOT NO. 48 AS SHOWN ON MAP OF THE PROPERTY OF THE ESTATE OF JOHN KELLER, AS SURVEYED AND ALLOTTED JULY, 1905, BY W.H. STURDEVANT, CIVIL ENGINEER, WHICH ALLOTMENT IS ON FILE IN THE OFFICE OF HAROLD N. RUST, TRUSTEE OF THE ESTATE OF JOHN KELLER.

Title to said premises is vested in Patricia Kehler and Robert Kehler by deed from DOROTHEA RASMOVICZ AND ADOLPH RASMOVICZ dated December 9, 2008, and recorded December 10, 2008, in Deed Book 3008, Page 262761 Instrument Number 5850080. The said Patricia Kehler died on June 17, 2022, thereby vesting title in Robert Kehler by operation of law.

Property being known as: 8 Pace Street, Larksville, Pennsylvania 18704

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Robert Kehler and Robert Piccareta

PROPERTY ADDRESS: 8 PACE ST, LARKSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 38-G9S1-008-018-000

Seized and taken into execution to be sold as the property of ROBERT KEHLER AND ROBERT PICCARETA in suit of CITIZENS BANK, N.A..