

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 142/2026

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, AUGUST 07, 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, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee on Behalf of CSMC 2018-RPL12 Trust

To Case Number: 202600142

All THE SURFACE of all that certain lot or piece of ground, with the buildings and improvements thereon erected, situate in the Fourteenth Ward, City of Wilkes Barre, Luzerne County, Pennsylvania, and known and designated as Lot No. 59 on plot of lots recorded in Map Book No. 1 Page 359, and bounded and described as follows:

BEGINNING at a corner on the westerly side of Schuler Street (formerly Spring Street); THENCE along the line between Lots Nos. 59 and 60, South 44° 30' West One Hundred Twenty and Five Tenths (120.5) feet to the right of way of the Buttonwood Branch of the Center Railroad of New Jersey; THENCE along said right-of-way in northwesterly direction Twenty-five (25) feet to a corner; THENCE along the line between Lots. Nos. 58 and 59 North 44° 30' East, One Hundred Nineteen (119) feet to Schuler Street (formerly Spring Street); THENCE along said street, South 45° 30' East Twenty-five (25) feet to the place of beginning.

Containing 2,994 square feet, be the same more or less;

BEING THE SAME PREMISES which James A. Casey and Helena Casey, his wife by Deed dated December 5, 2002 and recorded on December 16, 2002, in the Luzerne County Recorder of Deeds Office at Deed Book Volume 3002 at Page 311952, granted and conveyed unto John Ciannilli and Susan Ciannilli, his wife, their Heirs and Assigns. The said John Ciannilli departed this life on or about June 14, 2024 where, by operation of law, title vested in Susan Ciannilli. The said Susan Ciannilli departed this life on or about May 14, 2025. Lettes of Adminostration were granted under Luzerne Count Register of Wills Case No. 2014187, whereby title to the property now vests in Jennifer Smith and Kristyn Cianelli, as Co-Administratrixes of the Estate of Susan Cianelli, Deceased.

Being Known as 73 Schuler Street, Wilkes Barre, PA 18702

Being Luzerne County Parcel Identification Number 73-I9NE4 -015-005-000

Improvements thereon consist of a Residential Dwelling

Seized and taken in execution as the property of Jennifer Smith and Kristyn Cianelli, as Co-Administratrixes of the Estate of Susan Cianelli, Deceased.

PROPERTY ADDRESS: 73 SCHULER ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE4 -015-005-000

Seized and taken into execution to be sold as the property of CIANNILLI, KRISTYN CO-ADMINISTRATRIX OF THE ESTATE OF SUSAN CIANNILLI, DECEASED AND SMITH, JENNIFER CO-ADMINISTRATRIX OF THE ESTATE OF SUSAN CIANNILLI, DECEASED in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS OWNER TRUSTEE ON BEHALF OF CSMC 2018-RPL12 TRUST.

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

**EUGENE A. GURNARI, Interim Sheriff**  
LUZERNE COUNTY, Pennsylvania