SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4469/2024

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, DECEMBER 04, 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 U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2019-RP1
To Case number 202404469

SCHEDULE “A”

ALL the surface or right of soil in and to all that certain lot or piece of land situate in the Village of Pardeesville (formerly named Village of Lattimer No. 2) in Hazle Township, Luzerne County, State of Pennsylvania; bounded and described as follows, to wit:

BEGINNING at a point on the south side of the Lower Street, which point is along the front line of lots and is sixty (60) feet in an Easterly direction, along said front line from the center line of double dwelling house marked Number 64 on a certain plot or plan prepared by Pardee Brothers & Company, Inc. (Now or formerly Lattimer Coal Corporation) of said Village;

THENCE extending in an easterly direction along said front line of lots in width or breadth for a distance of fifty (50) feet; and

THENCE extending southwardly of that width or breadth, in length or depth, for a distance of one hundred fifty (150) feet.

IMPROVED with the Western one-half of a two and one-half (2 ½) story frame double dwelling house marked Number 65 on a certain plot or plan prepared by Pardee Brothers & Company, Inc. aforesaid, which western one-half thereof is known as Dwelling House Number 225;

ALL the surface or right of soil in and to all that certain lot or piece of land situate in the Village of Pardeesville (formerly named Village of Lattimer No. 2) in Hazle Township, Luzerne County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Lower Street, which point is along the front line of Lots and one hundred ten (110) feet in an easterly direction along said front line of lots, from the center line of double dwelling house marked Number 64 on a certain plan of plot prepared by Pardee Brothers & Company, Inc. (Now or formerly Lattimer Coal Corp.) of said Village;

THENCE extending in an easterly direction along said front line of Lots, in width or breadth, for a distance of forty-six (46) feet; and

THENCE extending Southwardly of that width or breadth, in length or depth, for a distance of one
hundred fifty (150) feet. The foregoing description being made pursuant to a survey by the Engineers of Pardee Brothers & Company, Inc. aforesaid.

IMPROVED with the Eastern one-half of a two and one-half (2 ½) story frame double dwelling house marked number 65 on a certain plot or plan prepared by said Pardee Brothers & Company, Inc. of said Village and which Eastern one-half thereof is known as dwelling house Number 227.

BEING the same premises which Clayton Patterson and John E. Cotsack; co-executors of the Estate of Merion S. Patterson (or Marion Swigart Patterson of Pardeesville, PA) by Deed dated April 7, 1978 and recorded in the Official Records of Luzerne County on May 11, 1978, in Book 1955, Page 105, et seq., granted and conveyed unto Clayton Patterson, for and during his natural life and Russell Swigart and William Swigart remainder as tenants in common.

BEING the same premises which Russell Swigart, A/K/A Russell E. Swigart, Sr. conveyed his 50% interest in the Property, by Deed dated June 20, 2007, and recorded in the Official Records of Luzerne County on June 20, 2007, as Instrument Number 5770366, to Russell E. Swigart, Sr. and Betty Jean Swigart, husband and wife.

And Clayton Patterson is believed to have departed this life on April 1, 1990.

(c) CountySuite Sheriff, Teleosoft, Inc.

And Betty Jean Swigart is believed to have departed this life on December 12, 2014.

And William Swigart is believed to have departed this life on February 3, 2018.

And sole owner, Russell Swigart A/K/A Russell E. Swigart, Sr. A/K/A Russell E. Swigart, is believed to have departed this life on February 28, 2025.

535 Yanac Street F/K/A 225 Pardeesville Road, Hazle Township, PA 18202
Tax Parcel Number: 26-R8S2-003-008-000
Sale No:
Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $55,916.62
Premise Being: 535 Yanac Street F/K/A 225 Pardeesville Road, Hazle Township, PA 18202
Seized and sold as the property of Russell Swigart A/K/A Russell E. Swigart, Sr. A/K/A Russell E. Swigart, Deceased; Judgment Number 202404469 (U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2019-RP1 against Russell Swigart Jr., Known Heir of Russell Swigart A/K/A Russell E. Swigart, Sr. A/K/A Russell E. Swigart, Deceased; Elizabeth Williams, Known Heir of Russell Swigart A/K/A Russell E. Swigart, Sr. A/K/A Russell E. Swigart, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Russell Swigart A/K/A Russell E. Swigart, Sr. A/K/A Russell E. Swigart, Deceased), with a judgment amount of $55,916.62.

Dated: April 29, 2026

_____

Robert Flacco, Esq. (325024)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(T) (212) 471-5100
(F) (212) 471-5150

PROPERTY ADDRESS: 535 YANAC STREET, F/K/A 225 PARDEESVILLE RD, HAZLE TWP, PA 18202

UPI / TAX PARCEL NUMBER: 26-R8S2-003-008-000

Seized and taken into execution to be sold as the property of SWIGART, RUSSELL JR., KNOWN HEIR OF RUSSELL SWIGART A/K/A RUSSELL E SWIGART, SR. A/K/A RUSSELL E SWIGART, DECEASED, ELIZABETH WILLIAMS, KNOWN HEIR OF RUSSELL SWIGART A/K/A RUSSELL E SWIGART, SR A/K/A RUSSELL E SWIGART, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUSSELL SWIGART A/K/A RUSSELL E SWIGART, SR. A/K/A RUSSELL E SWIGART, DECEASED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-RP1.

(c) CountySuite Sheriff, Teleosoft, Inc.