

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11565/2023

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, AUGUST 01, 2025
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. F/K/A RBS CITIZENS, N.A.

To No. 2023-11565

ALL THE SURFACE OF THAT CERTAIN piece, parcel and tract of land situated, lying and being in the Township of Wright, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point in the Easterly sideline of the 60 foot-wide Deer Run Drive, said point being in the dividing line between Lot No. 3 and in the Walsh/Szczygiel Re-subdivision Plot and lands now or formerly of Anthony J. and Karen M. Genoble as recorded in Luzerne County Deed Book 2283, at Page 688. Lot No. 4 of the Deerfield Acres Subdivision Plot of Lots as recorded in Luzerne County Map Book 47, at page 38.

THENCE from said point and along said Deer Run Drive sideline the following three described lines: (1) by a curve to the right in a Northeasterly direction for an arc distance of 13.47 feet to a point, said curve having a chord course and distance of North 35° 44' 48" East, 13.47 feet and a radius of 270 feet; (2) North 37° 10' 37" East, 100 feet to a point; (3) by a curve to the left in a Northeasterly direction for an arc distance of 111 feet to a point in the dividing line between Lots Nos. 3 and 3A of said Plot, said lot having a chord course and distance of North 27° 32' 37" East, 110.48 feet and a radius of 330 feet.

THENCE from said point and along said dividing line by the following two described lines: (1) South 23° 5' 51" East, 34.01 feet to a concrete monument; (2) South 67° 4' 34" East, 148.98 feet to a point in the dividing line between Lot No. 3 of said Plot and lands now or formerly of Constance Kanjorski as recorded in Luzerne County Deed Book 797, at Page 42.

THENCE from said point and along said dividing line, South 3° 17' West, 161.66 feet to a point in the dividing line between Lot No. 3 of said Plot and the aforesaid Genoble lands;

THENCE from said point and along said dividing line, North 76° 35' 23" West, 267.99 feet to a point, the place of BEGINNING.

BEING a portion of Lot No. 3 of the Deerfield Acres Subdivision Plot of Lots as recorded in Luzerne County Map Book 42, at Page 91.

ALSO BEING all of Lot No. 3 of the Walsh/Szozygiel Re-subdivision and as particularly shown on Map D-603 Rev. (3), a copy of which is recorded in Luzerne County Map Book 74, at page 29, as surveyed by Gerald R. Fisher, Professional Land Surveyor of Wilkes-Barre, Pennsylvania.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants and exceptions as may be set forth in prior deeds in the chain of title.

Title to said premises is vested in Michael McCarthy and Lori McCarthy, by the Deed from Stanley W. Keefe and Mary Ann V. Keefe dated 12/19/2012 and recorded 12/28/2012 in Record Book 3012, Page 231197.

PROPERTY BEING KNOWN AS: 204 Deer Run Drive
Mountain Top, PA 18707

Being Plate Number: 64-217-1-D1-D2-5 PIN #: 64-M9S13 -001-002-000

Improvements thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Michael McCarthy and Lori McCarthy

PROPERTY ADDRESS: 204 DEER RUN DR, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 64-M9S13 -001-002-000

Seized and taken into execution to be sold as the property of MICHAEL MCCARTHY AND LORI MCCARTHY in suit of
CITIZENS BANK N.A. F/K/A RBS CITIZENS, N.A..

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania