

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4125/2024

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:

**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.

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By Virtue of a Writ of Execution Issued by: MIDFIRST BANK

To: NO. 202404125

ALL the surface of all that certain improved piece or lot of land situate and being in the City of Hazleton, County of Luzerne and State of Pennsylvania, described as follows, to wit:

BEGINNING at a point in the South line of East Diamond Avenue, which is seventy (70') feet West of the Southwest corner of the intersection of said Avenue and Harrison Street;

THENCE Southwardly at right angles to East Diamond Avenue, a distance of one hundred seventy-five (175') feet to a point;

THENCE Westwardly and at right angles to the East line of lot, a distance of thirty-five (35') feet to a point;

THENCE Northwardly at right angles to the South line of lot, a distance of one hundred seventy-five (175') feet to a point in the South line of East Diamond Avenue, which is sixty (60') feet wide;

THENCE Eastwardly at right angles to the West line of lot and along the South line of said Avenue, a distance of thirty-five (35') feet to a point of BEGINNING; known and designated as Lot Number Ten (10), in Block Number Five Hundred five (505).

TITLE TO SAID PREMISES VESTED IN Buenaflor O. Del Rosario Faison and Erwin Berte Riobuya, her husband deeded by Buenaflor O. Del Rosario Faison Dated: August 27, 2019 Recorded: August 28, 2019 Bk/Pg #: 3019/153543.

PROPERTY BEING KNOWN AS: 638 East Diamond Avenue  
Hazleton, PA 18201

Being PIN #: T8NE44 B6 L11

Improvements thereon consist of RESIDENTIAL

Seized and taken in execution as the property of: Buenaflor O. Del Rosario Faison and Erwin Berte Riobuya

PROPERTY ADDRESS: 638 EAST DIAMOND AVE, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: T8NE44 B6 L11

**Seized and taken into execution to be sold as the property of BUENAFLOR O DEL ROSARIO FAISON AND ERWIN BERTE RIOBUYA in suit of MIDFIRST BANK.**

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Attorney for the Plaintiff:  
KML LAW GROUP  
PHILADELPHIA, PA 215-627-1322

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania