

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2775/2025

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, FEBRUARY 06, 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. S/B/M CITIZENS BANK OF PENNSYLVANIA

To No. 2025-02775

ALL THAT CERTAIN lot, piece or parcel of land situate in Plymouth Township, Luzerne County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the Easterly side of the Township road in accordance with its location as given in the year 1881; thence South 0° 5' West, 163.59 feet to a point; thence South 0° 34' East, 186.41 feet to a point in line of other lands of the Grantor herein; thence along the line of other lands of the Grantor herein North 62° 56' East, 263 feet to a point in line of lands conveyed to George Warman; thence along the line of lands of said George Warman North 27° 22' West, 303 feet to a point in line of a 24 foot road; thence along the line of said 24 foot road South 68° 8' West, 104.36 feet to the point of BEGINNING.

Title to said premises is vested in Richard Murphy and Susan Murphy, by the Deed from Jane M. Strickland dated 10/29/1969 and recorded 11/6/1969 in Record Book 1680, Page 511.

Richard Murphy departed this life on August 29, 2019.
Susan Murphy departed this life on October 28, 2020.

PROPERTY BEING KNOWN AS: 398 West Mountain Road
Plymouth, PA 18651

Being Plate Number: 49-1189-1-D1 PIN #: 49-H8-00A-15A-000

Improvements thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: Richard Murphy, Personal Representative of the Estate of Susan Murphy, Deceased

PROPERTY ADDRESS: 398 WEST MOUNTAIN RD, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 49-H8-00A-15A-000

Seized and taken into execution to be sold as the property of MURPHY, RICHARD PERSONAL REPRESENTATIVE OF THE ESTATE OF SUSAN MURPHY, DECEASED in suit of CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA.

Attorney for the Plaintiff:
LAW OFFICE OF GREGORY JAVARDIAN, LLC
SOUTHAMPTON, PA 215-942-9690

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania