SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3788/2025

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, APRIL 02, 2027
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 case number 202503788

ALL THE SURFACE OR RIGHT OF SOIL OF THE FOLLOWING DESCRIBED LOT OR PIECE OF GROUND SITUATE ON THE WEST SIDE OF HARRISON STREET BETWEEN FIFTH AND SEVENTH STREETS IN THE DIAMOND ADDITION TO AND IN THE CITY OF HAZLETON IN LUZERNE COUNTY, PENNSYLVANIA;

BEING THE LOT MARKED NO. FOURTEEN (14) OF SQUARE NO. ELEVEN HUNDRED AND FIFTY SEVEN (1157) IN THE PLAN OF SAID DIAMOND ADDITION;

BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE WEST SIDE OF HARRISON STREET AND TWO HUNDRED AND FIFTY SIX (356) FEET NORTHWARD FROM THE NORTHWEST CORNER OF HARRISON AND FIFTH STREETS;

THENCE WESTWARD ALONG THE NORTHERN LINE OF LOT NO. FIFTEEN (15) A DISTANCE OF TWO HUNDRED (200) FEET TO THE EAST SIDE OF AN ALLEY;

THENCE NORTHWARD ALONG THE EAST SIDE OF SAID ALLEY , DISTANCE OF THIRTY TWO (32) FEET TO THE SOUTHERN LINE OF LOT NO. THIRTEEN (13) ;

THENCE EASTWARD ALONG THE SOUTHERN LINE OF LOT NO. THIRTEEN (13) A DISTANCE OF TWO HUNDRED, (200) FEET TO THE WEST SIDE OF HARRISON STREET;

THENCE SOUTHWARD ALONG THE WEST SIDE OF HARRISON STREET A DISTANCE OF THIRTY TWO (32) FEET TO A POINT, THE PLACE OF BEGINNING.

CONTAINING 6400 SQUARE FEET OF SURFACE, STRICT MEASURE.

Title to said premises is vested in Carlos R. Matos by deed from ROSARIO MUSSOLINE, JOSEPH F. MUSSOLINE, JR., AND MARION MUSSOLINE dated August 30, 2013, and recorded September 3, 2013, in Deed Book 3013, Page 175577 Instrument Number 201344179.

Property being known as: 638 Harrison Street, Hazleton, Pennsylvania 18201

Improvements thereon consist of: Residential Dwelling

Seized and taken in execution as the property of: Carlos R. Matos

PROPERTY ADDRESS: 638 HARRISON ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8NE41-009-004-000

Seized and taken into execution to be sold as the property of CARLOS R MATOS in suit of CITIZENS BANK, N.A. F/K/A RBS CITIZENS N.A..

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.