

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 92/2026

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 12:00 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 a Writ of Execution No. _____ issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on December 4, 2026 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

Parcel No. 1:

All that certain place, parcel or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being the westerly one-half (1/2) of Lot No. 1 and the southwesterly one-fourth (1/4) of Lot No. 2 in Square No. 171 on the plot of the Diamond addition to said City, bounded and described as follows, to wit:

Beginning at a point, the northeasterly corner of the intersection of Peace and Seventeenth Streets;

Thence northwardly along the easterly lien of said Peace Street for a distance of forty-eight feet (48') to a point in the east-west middle line of Lot No. 2;

Thence extending of that forty-eight foot (48') width or breadth (between the northerly line of Seventeenth Street and the east-west middle line of Lot No. 2) in length or depth eastwardly and at right angles with said Peace Street for a distance of one hundred feet (100') to a line which is parallel with Peace Street and which is the north-south middle line of Lots Nos. 1 and 2;

Parcel No. 2:

All that certain lot, piece or parcel of ground situate in the City of Hazleton, County of Luzerne, and Commonwealth of Pennsylvania, being part of Lots Nos. 2 and 3, Square No. 171, in the Diamond Addition to the City of Hazleton, bounded and described as follows:

Beginning at a point on the east side of Peace Street, a distance of forty-eight (48) feet north of the northeast corner of Seventeenth and Peace Streets;

Thence northwardly along the east side of Peace Street a distance of forty-eight (48) feet to the southern line of Lot No. 4;

Thence eastwardly along the southern line of Lot No. 4 a distance of one hundred (100) feet to a point;

Thence southwardly and parallel with Peace Street a distance of forty-eight (48) feet to the northeast corner of Grantors other Property;

Thence westwardly along the northern side of Grantors other Property a distance of one hundred (100) feet to the place of beginning.

Being the same property conveyed to Santos Arroyo and Candida Arroyo, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from James J. DaGrosa and Dolores T. DaGrosa, husband and wife, dated November 21, 2006, recorded November 29, 2006, as Instrument Number 5737422, and recorded in Book 3006, Page 325460, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

INFORMATIONAL NOTE: Santos Arroyo died on December 8, 2024, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Candida Arroyo.

Premises improved with a single family dwelling more commonly known as 645 West 17th Street, Hazleton, PA 18201

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 71-T8NW14-014-13A-000.

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of NewRez LLC dba Shellpoint Mortgage Servicing against Santos Arroyo, et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
 Meredith H. Wooters, Esquire
 Kimberly J. Hong, Esquire
 Michael E. Carleton, Esquire
 Cristina L. Connor, Esquire
 Ed E. Qaqish, Esquire

MDK Legal
 P. O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

PROPERTY ADDRESS: 645 WEST 17TH ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71-T8NW14-014-13A-000

Seized and taken into execution to be sold as the property of CANDIDA ARROYO in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.