

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5464/2024

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 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 6, 2024 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All that certain lot, piece or parcel of land situate in the Borough of Duryea, County of Luzerne, State of Pennsylvania, bounded and described as follows:

Beginning at a point in the northeasterly sideline of Huckleberry Lane at the front corner common to Lots No. 35 and 36, as shown on the subdivision map of Blueberry Hill Estates, Phase V, Duryea Borough, recorded in Luzerne County Map Book 178 at page 1;

Thence along the division line between Lots No. 35 and 36, North 41 degrees 59 minutes East for a distance of 206.00 feet to the rear corner common to Lots No. 35, 36, 47 and 48;

Thence along the division line between Lots No. 36 and 47, South 48 degrees 01 minutes East for a distance of 77.00 feet to the rear corner common to Lots No 36, 37, 46 and 47;

Thence along the division line between Lots No. 36 and 37, South 41 degrees 59 minutes West for a distance of 206.00 feet to a point in the aforesaid northeasterly sideline of Huckleberry Lane;

Thence along the northeasterly sideline of Huckleberry Lane, North 48 degrees 01 minutes West for a distances of 77.00 feet to the point of beginning.

Subject to a twenty (20) foot wide storm easement for Swale A, the center of said easement coincides with the rear or northeasterly line of the above described parcel and is more particularly shown on the aforesaid subdivision map.

Said property contains 15,862 square feet of land more or less.

Being Lot No. 36 as shown on the Map of Blueberry Hill Estates, Phase V, Duryea Borough recorded in Luzerne County Map Book 178 at page 1.

Being the same property conveyed to Joseph A. Karcutskie and Maria L. Karcutskie, his wife who acquired title by virtue of a deed from Joe Thomas Construction Inc., dated March 21, 2007, recorded March 22, 2007, at Instrument Number 5756160, and recorded in Book 3007, Page 75330, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 126 Huckleberry Lane, Duryea, PA 18642

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 14-D12S3 -001-036-000.

Plate No. .36 ACS 14-C-65-D1-R3-D18-D33-1

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 U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust against Maria L. Karcutskie, 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  
Alyk L. Oflazian, Esquire  
Cristina L. Connor, Esquire  
Ed E. Qaqish, Esquire

Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

PROPERTY ADDRESS: 126 HUCKLEBERRY LN, DURYEA, PA 18642

UPI / TAX PARCEL NUMBER: 14-D12S3 -001-036-000

Seized and taken into execution to be sold as the property of MARIA L KARCUTSKIE AND JOSEPH A KARCUTSKIE in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST.

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**Attorney for the Plaintiff:**  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 614-220-5611

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