SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 1043/2025

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, DECEMBER 04, 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.

THE FIRST THEREOF:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Salem, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Fourth Street at the southeasterly corner of Lot No. 210 now or late of David E. Swope and Mildred M. Swope, his wife; THENCE north 20 degrees 45 minutes west along the easterly line of said lot 160.5 feet to the southerly side of Fourth and One-Half Street; THENCE north 69 degrees 15 minutes east along the southerly side of said Street 50 feet to the northwesterly corner of Lot No. 212; THENCE south 20 degrees 45 minutes east along the westerly line of Lot No. 212 160.5 feet to the northerly side of Fourth Street; THENCE south 69 degrees 15 minutes west along the northerly side of Fourth Street 50 feet to the place of Beginning.

BEING Lot No. 211 as indicated on Scott E. Fenstermacher Plot No. 1 as recorded in the Office for the Recording of Deeds in and for Luzerne County, in Map Book No. 3, at Pages 350 and 351.

THE SECOND THEREOF:

ALL THAT CERTAIN piece, parcel and lot of land located in Salem Township, Luzerne County, Pennsylvania, described more particularly as follows:

BEGINNING at a steel pin in place on the north side of Fourth Street at a point 47.85 feet west of the northwest intersection of Johnson Avenue and Fourth Street; THENCE south 69 degrees 19 minutes west 52.15 feet to a concrete nail; THENCE north 20 degrees 45 minutes west 160.50 feet along the eastern line of lands now or formerly of Mark Lupashunski, et. al., to a steel pin; THENCE along the southern side of Four and One-Half Street north 69 degrees 19 minutes east 50.00 feet to a steel pin; THENCE along lands of former Grantors south 20 degrees 45 minutes east 85.50 feet to a steel pin; THENCE north 69 degrees 19 minutes east 2.15 feet to a steel pin; THENCE south 20 degrees 45 minutes east 75.00 feet to a steel pin, the place of Beginning.

This description is taken from a survey prepared by Charles B. Webb, R.S. and dated May 27, 1981 and revised on October 19, 1982.

This deed is intended to convey the parcel from the west side of the former Grantor's in chain of title lot consisting of a strip of land 2.15 feet by 75.00 feet, as shown on the survey which is recorded in the office for the recording of deeds in and for the County of Luzerne in Deed Book 2102 at Page 351.

Being the same premises which Sharon L. Coffman and George R. Coffman, by Deed dated 05/05/2004 and recorded 05/11/2004, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3004 and Page 110062, granted and conveyed unto Tracy L. Beaver and Scott A. Beaver, in fee.

Tax Parcel: 55-P3NW4-003-020-000 a/k/a 55-243-D10-2

Premises Being: 817 E 4th Street, Berwick, PA 18603

PROPERTY ADDRESS: 817 EAST 4TH ST, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 55-P3NW4-003-020-000

Seized and taken into execution to be sold as the property of SCOTT A BEAVER AND TRACY L BEAVER in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006 EQ2 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ2.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON-SALEM, NC 888-461-7908

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.