SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3944/2025

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.

By virtue of writ of execution issued by plaintiff:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-EQ1 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ1

To case number 202503944

ALL that certain piece, parcel or plot of land situate in the Township of Ross, county of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in lands now or formerly of John Maciejczak, et ux., 161.55 feet North 68 degrees West from the westerly side of a thirty (30) foot road leading from Pennsylvania Route 115 to Harveyville and twenty (20) feet southwesterly from the boundary line now or formerly of John Maciejczak, et ux and lands now or formerly of Rollys Kittle;

Thence north 68 degrees west and along a line of land now or formerly of John Maciejczak, et ux, twenty (20) feet distance from the parallel to said boundary, 626.13 feet to a corner in land now or formerly of John Maciejczak, et ux.;

Thence through lands now or formerly of John Maciejczak, et ux., South 22 degrees west 208.71 feet to a corner in lands now or formerly of John Maciejczak, et ux.;

Thence through said lands now or formerly of John Maciejczak, et ux., South 68 degrees East 626.13 feet to a corner in lands now or formerly of John Maciejczak, et ux.;

Thence through lands now or formerly of John Maciejozak, et ux., north 22 degrees East 208.71 feet to the place of Beginning.

Containing 3 (three) acres of land,

Together with a right of way unto the Grantees herein their heirs and assigns for the purpose of ingress, egress and regress to and in the following piece, parcel or strip of land:

Beginning on the westerly side of a thirty (30) foot road leading from Pennsylvania Route 115 to Harveyville and on the northeasterly corner of lands now or formerly of John Maciejczak, et ux.

Thence along the boundary line between land now or formerly of John Maciejczak et ux., and lands now or formerly of Rollys Kittle North 8 degrees West 788 feet to a corner inline with the northwesterly boundary of lands now or formerly of John Maciejczak, et ux.;

Thence through lands now or formerly of John Maciejczak, et ux., South 22 degrees West Twenty (20) feet to the northwesterly corner of lands herein conveyed;

Thence along lands herein conveyed South 68 degrees east 788 feet to said thirty (30) foot road;

Thence along said road North 6 degrees East twenty [2D) feet to the place of beginning.

BEING a twenty (20) foot strip of land leading from said thirty (30) foot along the northeasterly boundary of land herein conveyed.

Subject to the same exceptions, reservations, restrictions and covenants as are contained in prior deeds forming the chain of title.

The Property Identification Number for the above parcel is F3 BB L26.

The Property Address is 468 Patla Road, Sweet Valley, Luzerne County, PA. 18656.

(c) CountySuite Sheriff, Teleosoft, Inc.

BEING the same premises conveyed to the Grantors herein by Deed of Alice K. Derby dated July 3, 2002 and recorded in Luzerne County Deed Book 3002 at page 171106.

UNDER and subject to the same conditions, covenants and restrictions, etc., as may be set forth in prior Deeds in the chain of title.

Title to said premises is vested in Brian Daum and Sherylie Daum

Property being known as: 468 PATLA RD, SWEET VALLEY, PA 18656

Being Luzerne county tax parcel number and pin number: 54-F3-00A-026-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

Seized and taken in execution as the property of: Brian Daum and Sherylie Daum

PROPERTY ADDRESS: 468 PATLA RD, SWEET VALLEY, PA 18656

UPI / TAX PARCEL NUMBER: 54-F3-00A-026-000

Seized and taken into execution to be sold as the property of BRIAN DAUM AND SHERYLIE DAUM in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-EQ1 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ1.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.