SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3052/2025

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.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN LARKSVILLE BOROUGH, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON THE ROAD LEADING FROM PLYMOUTH TO BLINDTOWN (NOW LARKSVILLE) (SAID ROAD NOW KNOWN AS STATE STREET) AND LOT NO. 3 ON PLOT OF LOTS SURVEYED FOR JAMES B. PIERCE;

THENCE SOUTH THIRTY FOUR (34) DEGREES EAST ON THE LINE DIVIDING LOTS NOS. 3 AND 4 ON THE AFORESAID PLOT ONE HUNDRED NINE (109) FEET, MORE OR LESS, TO A CORNER COMMON TO LOTS NOS. 13 AND 14;

THENCE ALONG THE LINE DIVIDING LOTS NOS. 4 AND 13, NORTH FIFTY SIX (56) DEGREES EAST FIFTY (50) FEET TO A CORNER DIVIDING LOTS NOS. 4 AND 5;

THENCE ALONG THE SAME NORTH THIRTY FOUR (34) DEGREES WEST ONE HUNDRED SIXTEEN (116) FEET, MORE OR LESS, TO THE LINE OF STATE STREET AFORESAID;

THENCE ALONG THE SAME SOUTH FORTY EIGHT (48) DEGREES WEST FIFTY (50) FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 4 ON PLOT AFORESAID,

PROPERTY BEING KNOWN AS 497 E. STATE STREET, LARKSVILLE, PA 18651

BEING the same premises conveyed to Albert Hunter Jr., by deed from Llewellyn Corners Realty LLC, dated July 14, 2023, recorded July 17, 2023 in the Luzerne County Clerk's/Register's Office in Deed Book 3023, Page 127102.

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 38-H8S2-004-004-000

COMMONLY KNOWN AS: 497 E. STATE STREET, LARKSVILLE, PA 18651

TITLE TO SAID PREMISES IS VESTED IN: ALBERT HUNTER JR.
PROPERTY BEING KNOWN AS: 497 E. STATE STREET, LARKSVILLE, PA 18651

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ALBERT HUNTER JR.

Attorney: Kaitlin D. Shire, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

PROPERTY ADDRESS: 497 E STATE ST, PLYMOUTH, PA 18651

UPI / TAX PARCEL NUMBER: 38-H8S2-004-004-000

Seized and taken into execution to be sold as the property of ALBERT HUNTER, JR in suit of PLANET HOME LENDING, LLC.

Attorney for the Plaintiff:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.