

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4505/2026

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:

MONDAY, OCTOBER 05, 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, Tract or Parcel of Land and Premises, Situate, Lying and Being in the Township of Wright, County of Luzerne and Commonwealth of Pennsylvania, Bounded and Described as Follows, to Wit:

Beginning at a Point on the Easterly Side of the Pennsylvania State Highway (Leading From Mountaintop to Hazleton) Said Point Being Also a Common Corner of the Land Now or Late of Leona A. Mulligan and Land Now or Late of Samuel Benson and Mae Benson, His Wife;

Thence North Twenty-seven Degrees East Along Said Pennsylvania State Highway One Hundred (100) Feet to a Corner;

Thence South Sixty-three Degrees East Through Land Now or Late of Leona A. Mulligan, Two Hundred Eighteen and Twenty-two One-hundredths (218.22) Feet to a Point in the Rear Line of the Land Now or Late of Leona A. Mulligan;

Thence South Six Degrees Fifty-one Minutes West Along the Rear Line of the Land Now or Late of Leona A. Mulligan, One Hundred Six and Fifty-seven One-hundredths (106.57) Feet to a Point in Line of Land Now or Late of Samuel Benson and Mae Benson, His Wife;

Thence North Sixty-three Degrees West Along Line of Land Now or Late of Samuel Benson and Mae Benson, His Wife, Two Hundred Fifty-four and Ninety-one One-hundredths (254.91) Feet to a Point on the Easterly Side of the Pennsylvania State Highway, the Place of Beginning.

Property Address: 372 South Mountain Boulevard, Mountain Top, PA 18707

Parcel ID: 64-M9S3-002-006-000

Title is vested in Ana Fulgencio-Desalazar and Natalio Salazar Fulgencio, as Joint Tenants with Right of Survivorship, by deed from Laura Abramyan, dated 05/19/2022 and recorded on 05/23/2022 in the Luzerne County Clerk's/Register's Office as Book 3022, Page 138904, and as Instrument No.: 202233805.

PROPERTY ADDRESS: 372 SOUTH MOUNTAIN BLVD, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 64-M9S3-002-006-000

Seized and taken into execution to be sold as the property of ANA FULGENCIO-DESALAZAR AND NATALIO ENRIQUE SALAZAR FULGENCIO in suit of CROSSCOUNTRY MORTGAGE LLC.

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE LLC
ISELIN, NJ 445-207-4041

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania