SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 13511/2015

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 land referred to in this Commitment is described as follows:

All the surface or right of soil of all that piece or parcel of land situate in the Borough of Larksville, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows;

Beginning at a comer on Luzerne Avenue, being about ninety-nine (99) feet from the westerly boundary of the Mountain Road;

Running thence North fifty-four and one half (54 1/2) degrees, West, one hundred and seventy-three (173) feet more or less to land now or late of Jaquish;

Thence along said line of Jaquish, North thirty-five and one half (35 1/2) degrees, East fifty (50) feet to a corner;

Thence South fifty-four and one half (541/2) degrees, East one hundred seventy-three (173) feet more or less to Luzerne Avenue;

Thence along said Luzerne Avenue, South thirty-two and one-fourth (32 1/4) degrees, West fifty (50) feet to the place of beginning.

BEING the same premises which James Cummings and Lydia Cummings, his wife, by Deed dated 9/3/2024 and recorded 9/13/2024 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3004 and Page 227895, granted and conveyed unto Charles Ultsh and Kim Ultsh, his wife.

Tax Parcel: 38-7-136-4; Pin No. G9S2-B6-L13

Premises Being: 16 West Luzerne Avenue, Larksville, PA 18704

PROPERTY ADDRESS: 16 W LUZERNE AVE, LARKSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: G9S2-B6-L13

Seized and taken into execution to be sold as the property of CHARLES ULTSH AND KIMBERLY ULTSH in suit of DEUTSCHE BANK NATIONAL TRUST COMOANY, AS TRUSTEE FOR EQUIFIRST LOAN SECURITIZATION TRUST 2008-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-1.

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.