

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4410/2019

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 01, 2023**  
**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.

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ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF SWOYERSVILLE, LUZERNE COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING ON THE SOUTHERLY SIDE LINE OF MAIN STREET, A/K/A THE BACK ROAD, OR PENNSYLVANIA STATE HIGHWAY ROUTE NO. 11 AS EXTENDED, ON THE DIVIDING LINE BETWEEN LOTS NOS. 37 AND 38, ON PLOT OF LOTS KNOWN AS FOOTHILLS MANOR AS SURVEYED FOR THE GRANTOR HEREIN, AND RECORDED IN LUZERNE COUNTY MAP BOOK 11, PAGE 65; THENCE ALONG SAID DIVIDING LINE SOUTH 30 DEGREES, 30 MINUTES EAST, 142.24 FEET TO A CORNER OF LOT NO. 34 ON THE AFORESAID PLOT; THENCE ALONG THE DIVIDING LINE BETWEEN NOS. 34 AND 37 ON THE AFORESAID PLOT, NORTH 74 DEGREES, 45 MINUTES EAST, 65.30 FEET TO A CORNER COMMON TO LOTS NOS. 34, 35, AND 37; THENCE ALONG THE REAR OF LOTS NOS. 35 AND 36, WHERE THE SAME ARE DIVIDED FROM LOTS NO. 37 ON THE AFORESAID PLOT, NORTH 30 DEGREES, 30 MINUTES WEST, 143.41 FEET TO THE SOUTHERLY SIDE LINE OF MAIN STREET AFORESAID; THENCE ALONG THE SAME, SOUTH SEVENTY THREE (73) DEGREES, 45 MINUTES WEST, 65 FEET TO THE PLACE OF BEGINNING.

BEING ALL OF LOT NO. 37, FOOTHILLS MANOR, AND BEING THE SAME PREMISES CONVEYED TO THE GRANTOR BY DEED DATED JANUARY 16, 1973, RECORDED IN LUZERNE COUNTY DEED BOOK 1774, PAGE 1036.

BEING PARCEL NUMBER: 59-F10NW4-009-003-000

TITLE TO SAID PREMISES IS VESTED IN HERBERT L. SARTIN BY DEED FROM HERBERT L. SARTIN, WIDOWER DATED AUGUST 7, 2009 AND RECORDED AUGUST 19, 2009 IN DEED BOOK 3009, PAGE 164703.

PROPERTY BEING KNOWN AS: 915 MAIN STREET, SWOYERSVILLE, PENNSYLVANIA 18704

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 915 MAIN ST, SWOYERSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 59-F10NW4-009-003-000

Seized and taken into execution to be sold as the property of HERBERT L SARTIN AND UNITED STATES OF AMERICA in suit of REVERSE MORTGAGE FUNDING LLC.

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Attorney for the Plaintiff:  
MCCABE WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania