

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11777/2022

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 07, 2024
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 piece or parcel of land situate in the Township of Fairmount, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of L.R. 118 leading from Red Rock to Pikes Creek, said point also being common to land now or late of Glenn Segar;

THENCE along said right-of-way line, South 85 degrees 06 minutes West, a distance of 176.55 feet to an iron pin corner;

THENCE along land now or late of Stanley Segar, North 09 degrees 13 minutes East, a distance of 292.60 feet to an iron pin corner;

THENCE along land now or late of Ernest Bernhardt, North 85 degrees 43 minutes East, a distance of 77.59 feet to an iron pin corner;

THENCE along the aforementioned land now or late of Glenn Segar South 10 degrees 28 minutes East, a distance of 284.25 feet to an iron pin, the point of BEGINNING.

CONTAINING 0.827 of an acre of land.

UNDER AND SUBJECT TO AND TOGETHER WITH all easements, agreements, restrictions, conditions and covenants as contained in prior deeds in the chain of title.

Title to said premises is vested in BUDDY T. FAVATA AND PAMELA S. FAVATA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

Property being known as: 836 STATE RT 118 SWEET VALLEY, PA 18656

Being Luzerne county tax parcel number and pin number: 19-F2-00A-22L-000

Improvements thereon consist of: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 836 STATE RT 118, SWEET VALLEY, PA 18656

UPI / TAX PARCEL NUMBER: 19-F2-00A-22L-000

Seized and taken into execution to be sold as the property of BUDDY T FAVATA, RODNEY W. SWIGART, JR., IN HIS CAPACITY AS HEIR OF PAMELA S. FAVATA A/K/A PAMELA SUSAN FAVATA, ROBERT W SWIGART, IN HIS CAPACITY AS HEIR OF PAMELA S FAVATA A/K/A PAMELA SUSAN FAVATA AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAMELA S. FAVATA A/K/A PAMELA SUSAN FAVATA in suit of WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5, ASSET-BACKED CERTIFICATES, SERIES 2005-5.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania