

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 6222/2024

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, OCTOBER 03, 2025
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 THOSE CERTAIN pieces or parcels of land situate in the Borough of Swoyersville, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at the corner of Owen Street and Park and Bond Avenue;

THENCE along Park or Bond Avenue North 61 degrees 9 minutes East, 150 feet to a corner;

THENCE North 28 degrees 51 minutes West, 50 feet to a corner; THENCE South 61 degrees 9 minutes West, 150 feet to Owen Street;

THENCE along Owen Street, South 28 degrees 51 minutes East, 50 feet to the place of BEGINNING.

BEING Lot No. 188 on plot of lots of C.N. Loveland in said Swoyersville Borough, recorded in Map Book 2, Page 8.

THE SECOND THEREOF.

BEGINNING at the corner on the northeasterly side of Owen Street, 50 feet in a northwesterly direction from Park Avenue;

THENCE North 61 degrees 9 minutes East, 150 feet to a corner;

THENCE North 28 degrees 51 minutes West, 40 feet to a corner;

THENCE South 61 degrees 9 minutes West, 150 feet to Owen Street;

THENCE along Owen Street, South 28 degrees 51 minutes East, 40 feet to the place of BEGINNING.

PIN NO. 59-F10NW3-015-025-000

BEING the same premises which Julio Acosta, by Deed dated 11-30-09 and recorded 12 14-09 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3009 Page 246520, granted and conveyed unto Julio Acosta.

BEING the same premises which Julio Acosta, by Deed dated 9/23/2010 and recorded 9/27/2010 in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3010 and Page 170170, granted and conveyed unto William S. Eaton and Nila M. Pardini, as joint tenants with the right of survivorship and not as tenants in common, in fee.

Tax Parcel: 59-F10NW3-015-025-000

Premises Being: 215 Owen Street, Swoyersville, PA 18704-2206

PROPERTY ADDRESS: 215 OWEN ST, SWOYERSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 59-F10NW3-015-025-000

**Seized and taken into execution to be sold as the property of WILLIAM S EATON AND NILA M PARDINI in suit of
WELLS FARGO BANK, N.A..**

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania