

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9919/2024

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.

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By virtue of writ of execution issued by plaintiff:  
SWBC MORTGAGE CORPORATION  
To case number 202409919

ALL THE SURFACE or right of soil of, in and to, all that certain lot of land situate in the City of Nanticoke, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 827 on the Northerly side of Union Street in said City, two hundred fifty (250) feet Westerly from the Northwest corner of the intersection of Union and Line Streets, on the plot of lots hereinafter mentioned;

THENCE along the Northerly side of said Union Street, South seventy-one (71) degrees twelve (12) minutes West, fifty (50) feet to a corner of Lot No. 825;

THENCE along the Easterly line of said Lot No. 825, North eighteen (18) degrees forty-eight (48) minutes West, one hundred sixty (160) feet to a corner on a fifteen (15) foot alley;

THENCE along the Southerly side of said alley, North seventy-one (71) degrees twelve (12) minutes East, fifty (50) feet to a corner of Lot No. 827;

THENCE along the Westerly line of said Lot No. 827, South eighteen (18) degrees forty-eight (48) minutes East, one hundred sixty (160) feet to the place of BEGINNING.

CONTAINING eight thousand (8,000) square feet of land, more or less.

BEING Lot No. 826 on the plot of lots of the Susquehanna Coal Company, as recorded in Luzerne County Deed Book 265, Page 1;

EXCEPTING and RESERVING all exceptions and reservations as fully as are excepted and reserved in former Deeds in chain of title

BEING Lot No. 826 on the plot of lots of the Susquehanna Coal Company, as recorded in Luzerne County Deed Book 265, Page 1.

Title to said premises is vested in: RICHARD JOHN SIMON, JR.  
Property being known as: 330 W UNION ST NANTICOKE, PA 18634  
Being Luzerne county tax parcel number and pin number: 42-J7SW3-002-010-000  
Improvements thereon consist of: RESIDENTIAL PROPERTY  
Seized and taken in execution as the property of: RICHARD JOHN SIMON, JR.

PROPERTY ADDRESS: 330 W UNION ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: 42-J7SW3-002-010-000

Seized and taken into execution to be sold as the property of RICHARD JOHN SIMON, JR in suit of SWBC MORTGAGE CORPORATION.

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

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