

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 8459/2025

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, AUGUST 07, 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.

By virtue of writ of execution issued by plaintiff:

SWBC MORTGAGE CORPORATION

To case number 202508459

ALL that certain piece of land, situate in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northerly side of MacFarlane Street, at a corner of Lot No. 51; THENCE along said MacFarlane Street, South 59° 15' West, thirty (30) feet to a corner of Lot No. 38; THENCE along line of said Lot No. 38, in a Northerly direction, one hundred twenty (120) feet to a common corner of Lots Nos. 4 and 3; THENCE along line of Lot No. 3, in an Easterly direction, thirty (30) feet to a common corner of Lots Nos. 3, 2 and 54; THENCE along line of Lots Nos. 54, 53, 52 and 51, in a Southerly direction, one hundred twenty (120) feet to the place of BEGINNING. BEING Lot No. 37 on plot of lots known as "Empire Park" and map of the same is recorded in the Office for the Recording of Deeds in and for the said County of Luzerne, in Map Book 3, Page 29.

UNDER AND SUBJECT to all exceptions, conditions, reservations and easements as contained in prior instruments in the chain of title.

SUBJECT to the same exceptions, reservations, covenants and conditions contained in prior deeds forming the chain of title to the said land.

TITLE TO SAID PREMISES IS VESTED IN VIRGINIA BOLICK, SINGLE

PROPERTY BEING KNOWN AS: 15 MACFARLANE ST, WILKES BARRE, PA 18702

BEING LUZERNE COUNTY TAX PARCEL NUMBER AND PIN NUMBER: 73-I10NW1-006-038-000

IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VIRGINIA BOLICK

PROPERTY ADDRESS: 15 MACFARLANE ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I10NW1-006-038-000

Seized and taken into execution to be sold as the property of VIRGINIA BOLICK in suit of SWBC MORTGAGE CORPORATION.

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

EUGENE A. GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania