

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 471/2025

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.

ALL that certain lot or piece of ground situate in the Borough of Swoyersville, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Dymond Avenue, thirty-one (31) feet Southwesterly from the intersection of Dymond Avenue and Broderick Street;

THENCE along Dymond Avenue, South 55° 30' West, forty (40') feet to a corner in line of lots Nos. 9 and 10;

THENCE along a line between said Lots Nos. 9 and 10, South 34° 30' East, eighty (80) feet to a point;

THENCE North 55° 30' East, forty (40) feet to a point;

THENCE North 34° 30' West, eighty (80) feet to a point on Dymond Avenue, the place of BEGINNING.

BEING a part of Lot No. 10 on plot of lots of L.A. Dymond.

EXCEPTING AND RESERVING however, to the Grantor, their heirs, successors and assigns the right to use a driveway along the Easterly side of the above described premises for the purpose of delivering coal and wood to the house located immediately to the rear of the above described premises.

TOGETHER WITH AND SUBJECT TO all appurtenances, reservations, restrictions, conditions and exceptions as are contained in chain of title, including, but not limited to a cross-easement agreement dated August 24, 2002 and recorded in Luzerne County Record Book 3002, Page 210083.

Being the same premises which Skhyler Sciandra and Danielle Sciandra, by Deed dated 02/12/2021 and recorded 02/18/2021, in the Office of the Recorder of Deeds in and for the County of Luzerne, in Deed Book 3021, Page 45203, granted and conveyed unto Zuleyka Marie Abreu Reyes, in fee.

AND the said Zuleyka Marie Abreu Reyes has departed this life on or about 07/31/2024, thereby vesting title of the mortgaged premises unto L.L. A Minor in his Capacity as Heir to the Estate of Zuleyka Marie Abreu Reyes, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Zuleyka Marie Abreu Reyes, Deceased, L.L. A Minor in his Capacity as Heir to the Estate of Zuleyka Marie Abreu Reyes, Deceased.

Tax Parcel: 59-F9SE4-004-025-000 a/k/a F9SE4-4-25

Premises Being: 123 Diamond St, Swoyersville, PA 18704

PROPERTY ADDRESS: 123 DIAMOND ST, SWOYERSVILLE, PA 18704

UPI / TAX PARCEL NUMBER: 59-F9SE4-004-025-000

Seized and taken into execution to be sold as the property of REYES, ZULEYKA MARIE ABREU, L.L. A MINOR IN HIS CAPACITY AS HEIR TO THE ESTATE OF ZULEYKA MARIE ABREU REYES, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ZULEYKA MAIRE ABREU REYES, DECEASED in suit of FREEDOM MORTGAGE CORPORATION.

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

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania