

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8400/2018

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:

**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 a Writ of Execution No. 2018-08400, issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidder, for cash, in the Luzerne County Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on Friday, April 14, 2023, at 10:30 a.m. in the forenoon of the said day, all the right, title and interest of the Defendant in and to:

All that lot, piece, or parcel of land located at 64 Booth Road, Shickshinny, PA 18655 with all the improvements thereon situate in Ross Township, County of Luzerne, Commonwealth of Pennsylvania, together with any and all residual, inchoate, and remainder rights that Grantor owns or may own in relation to the property, bounded and described as follows, to wit:

BEGINNING at an iron pin corner situated along the easterly right-of-way line of Township Route 654 on the line of lands now or formerly of Larry Culver as described in Deed Book 2077, Page 223, Parcel 4;

THENCE along the aforementioned lands now or late of Larry Culver South 51-21-00 East a distance of 467.46 feet to a stones corner on a stone wall;

THENCE continuing along same North 43-40-00 East a distance of 170.00 feet to a stones corner on a stones wall;

THENCE along same South 51-22-00 East a distance of 569.26 feet to a stones corner on a stone wall;

THENCE along lands now or formerly of Harold Culver South 24-43-25 West a distance of 393.98 feet to a point at the intersection of two stone walls;

THENCE continuing along lands now or formerly of Harold Culver South 63-03-15 East a distance of 1,187.68 feet to a point at the intersection of two stone walls;

THENCE along lands now or formerly of John Lewis, Jr., and Shirley Lewis South 26-13-05 West a distance of 831.63 feet to a stones corner on a stone wall;

THENCE along lands now or formerly of Mark H. Thomas and lands now or formerly of Larry Culver North 62-51-50 West a distance of 2,533.85 feet to an iron pin corner at the easterly right-of-way line of Township Route 654;

THENCE along the aforementioned easterly right-of-way line of Township Route 654 North 40-15-18 East a distance of 92.51 feet to a point;

THENCE along same North 36-13-18 East a distance of 94.04 feet to a point;

THENCE along same North 34-41-17 East a distance of 11.38 feet to an iron pin corner;

THENCE along other lands now or formerly of Larry Culver South 70-19-43 East a distance of 418.17 feet to an iron pin corner;

THENCE along same North 38-08-18 East a distance of 347.00 feet to a stones corner on a stone wall;

THENCE along same North 69-44-42 West a distance of 441.15 feet to an iron pin corner;

THENCE along the aforementioned easterly right-of-way line of Township Route 654 North 35-05-15 East a distance of 262.50 feet to a point;

THENCE along the same a distance of 160.90 feet measured along the arc of a curve to the right having a radius of 958.78 feet to a point;

THENCE along same North 44-52-10 East a distance of 327.59 feet to an iron pin corner, the place of beginning.

THE AFOREMENTIONED PARCEL BEING the same premises conveyed to Grantor by the deed identified in the first recital above.

CONTAINING a total area of 54.69 acres, more or less, of land in accordance with the survey of Stanley M. Sowa, Jr., Professional land Surveyor, of Smith, Miller & Associates Inc., 189 Market Street, Kingston, Pennsylvania, as shown as Drawing Number SP, dated December 11, 1989.

The property Identification Number for the above-described is H3 B00A, L067.

UNDER, SUBJECT TO and TOGETHER with any and all the exceptions, reservations, conditions, covenants, licenses, easements, restrictions, and/or agreements as are contained in prior instruments forming the chain of title to the premises herein conveyed and/or as may be ascertained from a visible inspection of the subject premises.

TOGETHER with any and all buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, plus any existing inchoate interests or rights appurtenant such as adverse possession rights applicable to the hereby granted premises in law or in equity.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against EDWARD WALLO, JR., and will be sold by:

BRIAN M. SZUMSKI  
Sheriff of Luzerne County

LAW OFFICE OF ANDREW D. BIGDA  
Attorney

Exhibit "A"

PROPERTY ADDRESS: 64 BOOTH RD, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: H3 B00A, L067

Seized and taken into execution to be sold as the property of EDWARD WALLO, JR. in suit of FAIRWAY  
CONSUMER DISCOUNT COMPANY.

---

**Attorney for the Plaintiff:**  
LAW OFFICE OF ANDREW D BIGDA  
KINGSTON, PA 570-714-4001

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