SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 725B/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, DECEMBER 04, 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.

PARCEL A: (Unimproved Residential Vacant Land)

Vacant Land Adjacent to 1507 TOMHICKEN ROAD, FERN GLEN, PA 18241

ALL THAT PARCEL or piece of land situate in the Fern Glen Village, Black Creek Township, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being on the northerly right-of-way line of route A-3770 (50'wide R/W) and also being the southeast corner of Lot #4, Block 4;

THENCE in a northerly direction, along the easterly property line of said Lot #4, Block 4, North ten degrees thirty minutes zero seconds West (N.10° 30'00" W.) one hundred seven and zero hundredths feet (107.00) feet to a point;

THENCE in an easterly direction, along the Big Black Creek, the following three (3) bearings and distances:
1. South sixty-seven degrees fifty-six minutes thirty seconds East (S. 67° 56' 30" E.) eighty-seven and fifty-one hundredths (87.51') feet to a point;
2. North sixty-eight degrees fifty-seven minutes twenty-five seconds East (N. 68° 57' 25" E.) fifty-seven and ninety-seven hundredths (57.97') feet to a point;
3. South sixty-four degrees fifteen minutes thirty seconds East (S. 64° 15' 30" E.) one hundred ten and fifty-eight hundredths (110.58') feet to a point;

THENCE in a westerly direction, along the said northerly right-of-way line of Route A-3770 (50' wide R/W), South seventy-eight degrees nine minutes forty seconds West (S. 78° 09' 40" W.) two hundred twenty and zero hundredths (220.00) feet to a point, the place of BEGINNING.

CONTAINING zero and twenty-nine hundredths (0.29) acres.

THIS PARCEL is shown in greater detail on a plan prepared by Stanley J. Gorski, Registered Surveyor.

UN IMPROVEMENTS thereon consist of: Residential Vacant Land

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:
Map/Parcel/Plate: 03-U4S2-004-04B-000

PROPERTY BEING KNOWN AS: 1507 Tomhicken Road, Fern Glen, PA 18241

PARCEL B: (Improved Residential 2-Family Property)

1511 & 1513 TOMHICKEN ROAD, FERN GLEN, PA 18241
(Garage and 1/2 Double Block)

ALL THAT LOT or certain piece of land located in Black Creek Township, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the right-of-way line of Public Highway (Tomhicken to Rock Glen) said point is also located North eighty-two degrees thirty-nine minutes East (N. 82° 39' E.) two hundred sixty-one and ten one-hundredths (261.10') feet from the southwest corner of Parcel "C";

THENCE North six degrees nine minutes West (N. 6° 9' W.) thru center line of four family block (number 151-154, inclusive) one hundred eighty-nine (189.00) feet to a point on the south side of Big Black Creek;

THENCE North seventy-five degrees thirty-nine minutes East (N. 75° 39' E.) along Big Black Creek ninety-one and fifty-seven one-hundredths (91.57') feet to a point;

SOUTH seven degrees twenty-one minutes East (S. 7° 21' E.) two hundred (200.00) feet to a point on the

(c) CountySuite Sheriff, Teleosoft, Inc.

right-of-way of Public Highway.

THENCE South eighty-two degrees thirty-nine minutes West (S. 82° 39' W.) along Public Highway ninety-four and ninety one-hundredths (94.90) feet to a point, the place of BEGINNING.

CONTAINING eighteen thousand and fifty-five (18,055) square feet, together with the eastern half (numbered 153-154, inclusive) of a four-family dwelling (numbered 151 to 154, inclusive).

IMPROVEMENTS thereon consist of: Residential 2-Family Property (Garage and 1/2 Double Block)

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:
Map/Parcel/Plate: 03-U4S2-004-004-000

PROPERTY BEING KNOWN AS: 1511 & 1513 Tomhicken Road, Fern Glen, PA 18241

PARCEL C: (Improved Residential 1-Family Property)

1507 TOMHICKEN ROAD, FERN GLEN, PA 18241

ALL THAT CERTAIN lot or piece of land situate in Black Creek Township, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the right-of-way line of Public Highway (Tomhicken to Rock Glen), said point is also the Southeast corner of Parcel "C";

THENCE South seventy-nine degrees thirty-two minutes West (S. 79° 32' W.) along Public Highway one hundred forty-five (145.00) feet to a point;

THENCE North seven degrees twenty-one minutes West (N. 7° 21' W.) two hundred (200.00) feet to a point;

THENCE South sixty-five degrees forty-nine minutes East (S. 65° 49' E.) one hundred sixty-three and five one-hundredths (163.05) feet to a point;

THENCE South ten degrees twenty-eight minutes East (S. 10° 28' E.) one hundred seven (107.00) feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Edward Thomashefsky, Jr., an adult individual, by virtue of a Deed of Gava Properties, LLC, a Pennsylvania limited liability company, dated November 1, 2021, and recorded in Luzerne County Recorder of Deeds on November 8, 2021, to Luzerne County Record Book 3021, Page 311053, et seq., Instrument No. 202172359.

IMPROVEMENTS thereon consist of: Residential 1-Family Property

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:
Map/Parcel/Plate: 03-U4S2-004-04A-000

PROPERTY BEING KNOWN AS: 1507 Tomhicken Road, Fern Glen, PA 18241

SUBJECT to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 1511-1513 TOMHICKEN RD, FERN GLEN, PA 18241

(c) CountySuite Sheriff, Teleosoft, Inc.

UPI / TAX PARCEL NUMBER: 03-U4S2-004-004-000

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

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN
KINGSTON, PA 570-287-3000

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

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