

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 4412/2024

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, FEBRUARY 06, 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.

LOT 1

ALL that certain piece, parcel or lot of land situate in the Borough of Laurel Run, Luzerne County, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING on the northeasterly side line of Pennsylvania Legislative Route No. 933 known as the Easton Turnpike, now known as Laurel Run Road on the dividing line between Lots 1 and 2 on plot of lots surveyed for Paul A. Oliver Estate and recorded in the Office of the Recorder of Deeds in and for Luzerne County in Map Book 2 page 382;

THENCE along the dividing line between Lots 1 and 2 on the aforesaid plot, North 80 degrees 08 minutes East, four hundred forty-two and fifty-four one-hundredths (442.54) feet in line of lands now or late of Samuel T. Truax and Ros A. Truax, his wife, as conveyed to them by deed dated December 1, 1944, and recorded in Deed Book 851, page 96;

THENCE along the line of lands of the aforesaid Samuel T. Truax, et ux., South 87 degrees 22 minutes West, five hundred ten (510) feet, more or less, (computed to be North 82 degrees 34 minutes West five hundred and seven and 57/100ths (507.57) feet) to the northeast side line of the aforesaid Pennsylvania Legislative Route 933 known as the Easton Turnpike now known as the Laurel Run Road;

THENCE along Laurel Run Road, South 25 degrees 35 minutes East, one hundred fifty-seven (157) feet to the place of beginning.

BEING all of Lot No. 1 on the aforesaid plot.

BEING the same premises granted and conveyed unto John M. Goy, Jr., by virtue of a Deed of Nancy L. Goy, Widow, by Deed dated November 18, 2016, and recorded in the Luzerne County Recorder of Deeds office on November 22, 2016, to Luzerne County Record Book 3016, Page 229056, et seq., Instrument No. 201662815.

EXCEPTING AND RESERVING coal and other minerals and subject to all the exceptions, reservations, conditions, restrictions and agreements as may be contained in prior deeds in line of title.

SUBJECT TO THE SAME EXCEPTIONS, RESERVATIONS, RESTRICTIONS CONDITIONS, EASEMENTS, RIGHT-OF-WAYS AND INSTRUMENTS OF TITLE AS THE SAME MAY APPEAR IN THE CHAIN OF TITLE OR BY A VISIBLE INSPECTION OF THE PREMISES.

IMPROVED PROPERTY BEING KNOWN AS: 3380 Laurel Run Road, Wilkes-Barre, PA 18706

IMPROVED REAL ESTATE CONSISTS OF: Residential single family-home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL:
J10-S1-B001-L019

LOT 2

ALL that certain piece or parcel of land being in the Borough of Laurel Run, County of Luzerne, Commonwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING at a point on the easterly side of the Easton Turnpike, it being the most southerly corner of Lot No. 1 sold to Bertha B. Lance, wife of Wayne M. Lance, on plot of Lots of Paul A. Oliver Estate recorded in Map Book No. 2, Page 382;

THENCE along the line of land now or formerly of said Bertha B. Lance, North 80 degrees 08 minutes East, 442.52 feet to a point at the easterly terminus of Lot No. 1 on said plot;

THENCE along the line of land now or formerly of Samuel Truax, South 82 degrees 38 minutes East, 9.87 feet to the rear line of all the lots of the said plot which front on the Easton Turnpike;

THENCE along said line, South 9 degrees 52 minutes East, 97.07 feet to the common corner of Lot No. 66 and Lot No. 3, on said plot;

THENCE along Lot No. 3 on said plot, South 80 degrees 08 minutes West 442.93 feet to the easterly side of the Easton Turnpike;

THENCE along the easterly side line of the Easton Turnpike in a northwesterly direction, 100.40 feet to the place of beginning.

CONTAINING forty-four thousand eight hundred twenty-five (44,825) square feet of land, be the same more or less.

TOGETHER with the right to take water for the purpose of said property from Laurel Run on property of said Bonnells.

BEING THE SAME PREMISES granted and conveyed unto John M. Goy, Jr., by virtue of a Deed between John M. Goy, a/k/a John M. Goy, Jr., and Nancy L. Goy, by Deed dated June 29, 2023, and recorded in Luzerne County Recorder of Deeds office on July 11, 2023, to Luzerne County Record Book 3023, Page 122797, et seq., Instrument No. 202335704.

SUBJECT TO THE SAME EXCEPTIONS, RESERVATIONS, RESTRICTIONS CONDITIONS, EASEMENTS, RIGHT-OF-WAYS AND INSTRUMENTS OF TITLE AS THE SAME MAY APPEAR IN THE CHAIN OF TITLE OR BY A VISIBLE INSPECTION OF THE PREMISES.

UNIMPROVED PROPERTY BEING KNOWN AS: Laurel Run Road, Wilkes-Barre, PA 18706

UNIMPROVED REAL ESTATE CONSISTS OF: Vacant land

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL:
39-J10S1-001-018

PROPERTY ADDRESS: 3380 LAUREL RUN RD, WILKES BARRE, PA 18706

UPI / TAX PARCEL NUMBER: 39-J10S1-001-018 AND J10-S1-B001-L019

Seized and taken into execution to be sold as the property of GOY, JOHN M JR A/K/A JOHN M GOY in suit of
FAIRWAY CONSUMER DISCOUNT CO.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania