

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2290/2023

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.

ALL those certain lots, pieces or parcels of land situate in the City of Nanticoke, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

FIRST THEREOF: BEGINNING at the Northeasterly corner of the intersection of Jeffkins Street, thirty-four (34) feet to Loomis Street;

THENCE in a Northerly direction along the Easterly side of said Jeffkins Street, thirty-four (34) feet to Loomis Street;

THENCE along the line of said Loomis Street, Easterly one hundred and fourteen (114) feet to a corner of Lot No. 32;

THENCE in a Southeasterly direction along the line of said Lot No. 32, eighty-five and twenty-five one-hundredths (85.25) feet to said fifteen (15) foot alley;

THENCE in a Westerly direction along the line of said alley, ninety (90) feet to the place of Beginning.

BEING Lot No. 33 in Block No. 2 on plot of lot laid out in the First Ward of the City of Nanticoke, by Wm. T. Davis, known as "Dewey Park" and recorded in Luzerne County Map Book No. 1, page 238.

TOGETHER with all the buildings and appurtenances thereon.

SECOND THEREOF: BEGINNING at a corner of the Southerly side of Loomis Street, one hundred and fourteen (114) feet Easterly from a stone post on the corner of Loomis and Jeffkins Street, said corner being also the Northeasterly corner of Lot No. 33 on the plot of lots aforesaid;

THENCE running in a Southerly direction along the line of said Lot No. 33, eighty-five (85) feet, more or less, to a fifteen (15) foot alley;

THENCE running in an Easterly direction along the line of said alley, fifteen (15) feet to a corner;

THENCE running in a Northerly direction in a straight line, eighty-eight (88) feet, more or less, to the place of Beginning on said Loomis Street;

TOGETHER with all the buildings and appurtenances thereon.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Wayne E. Sullivan, single, by virtue of a Deed between Robert William Thompson and Tedi L. Thompson, his wife, dated July 19, 1998, and recorded in Luzerne County Recorder of Deeds office on July 23, 1998, to Luzerne County Record Book 2646 Page 856, et seq., Instrument No. 5219461.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants and exceptions as may be set forth in prior deeds in the 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.

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: J7NE4 B002 L002

PROPERTY BEING KNOWN AS: 1 Jifkin Street, Nanticoke, PA 18634

PROPERTY ADDRESS: 1 JIFKIN ST, NANTICOKE, PA 18634

UPI / TAX PARCEL NUMBER: J7NE4 B002 L002

Seized and taken into execution to be sold as the property of WAYNE SULLIVAN 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