SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9337/2025

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.

By virtue of a Writ of Execution No. 2025 - 9337, 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, Pennsylvania, on Friday, February 6, 2026, 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 CERTAIN lot, piece or parcel of land situate in the Borough of Duryea, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Southerly sideline of Clark Road, at the Easterly corner of lands now or formerly of Chaucer Press, Inc., as described in Deed dated January 18, 1979, and recorded in Luzerne County Deed Book 1982, at Page 308;

THENCE along the Southerly sideline of Clark Road, the following three (3) courses and distances:

1. On a curve to the left having a radius of 623.66 feet and an arc length of 61.51 feet, being subtended by a chord of South 82 degrees 39 minutes 29 seconds East for a distance of 61.48 feet;

2. South 85 degrees 29 minutes East for a distance of 338.66 feet;

3. On a curve to the right having a radius of 523.66 feet and an arc length of 208.62 feet, being subtended by a chord of South 74 degrees 04 minutes 13 seconds East for a distance of 207.24 feet to the Northerly corner of land now or formerly of Northeastern Pennsylvania T.V. Cable Company as described in Deed dated March 17, 1972, and recorded in Luzerne County Deed Book 1748, at Page 1168;

THENCE along said lands now or formerly of Northeastern Pennsylvania T.V. Cable Company, South 41 degrees 59 minutes West for a distance of 422.82 feet to a point;

THENCE continuing along the same, South 34 degrees 56 minutes East for a distance of 63.58 feet to the Northerly corner of lands now or formerly of Charles Musto as described in Deed dated December 14, 1989, and recorded in Luzerne County Deed Book 2334, at Page 273;

THENCE along said lands now or formerly of Charles Musto, South 55 degrees 04 minutes West for a distance of 317.62 feet to a point in line of lands now or formerly of Geraldine Lucarelli as described in Deed dated December 6, 1976, and recorded in Luzerne County Deed Book 1908, at Page 843;

THENCE along said lands now or formerly of Geraldine Lucarelli, North 47 degrees 58 minutes West for a distance of 55.00 to a point;

THENCE continuing along the same, South 55 degrees 04 minutes West for a distance of 76.76 feet to the Westerly corner of aforesaid Geraldine Lucarelli lands;

THENCE along the Northeasterly terminus of a 15.00-foot-wide driveway easement, North 47 degrees 58 minutes West for a distance of 15.40 feet to a point;

THENCE along the Northwesterly sideline of said 15.00-foot-wide driveway easement, South 55 degrees 04 minutes West for a distance of 52.56 feet to the Easterly corner of lands now or formerly of Joseph D'Angelo as described in Deed dated October 12, 1981, and recorded in Luzerne County Deed Book 2066, at Page 1137;

THENCE along said lands now or formerly of Joseph D'Angelo, North 34 degrees 56 minutes West for a distance of 140.70 feet to a point;

THENCE continuing along the same, South 55 degrees 04 minutes West for a distance of 56.52 feet to a point;

THENCE through lands now or formerly of the Greater Pittston Chamber of Commerce, North 48 degrees 01 minute West for a distance of 246.08 feet to the Southerly corner of aforesaid lands now or formerly of Chaucer Press, Inc.;

(c) CountySuite Sheriff, Teleosoft, Inc.

THENCE along the Southeasterly line of lands now or formerly of Chaucer Press, Inc., North 41 degrees 59 minutes East for a distance of 563.71 feet to the point of beginning.

BEING Lot No. 20A, as shown on the Map of Addition No. 6 to Barnum Industrial Park, Greater Pittston Chamber of Commerce, dated September 12, 1994, and recorded in Luzerne County Map Book 81, at Page 55.

ALSO BEING the same premises conveyed to Clark Road Properties, LLC, by Deed of Plastic Technologies Holdings, LLC, dated March 22, 2021, and recorded on April 1, 2021. In the Office of the Recorder of Deeds in and for Luzerne County in Record Book 3021, at Page 82354.

EXCEPTING AND RESERVING THEREFROM the following:

ALL those pieces or parcels of land situated in the Borough of Duryea, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL 'A'

BEGINNING at a found ½" rebar corner in the northwesterly sideline of a fifteen (15) foot-wide driveway easement in the line dividing lands now or formerly B&M Seasonal Services, LLC as recorded in Luzerne County Record book 3023 at Page 249882, and lands now or formerly Clark Road Properties, LLC as recorded in Luzerne County Record Book 3021 at Page 82354.

THENCE from said rebar corner and along said dividing line, North 34° 56' 00" West, 82.76 feet to a set ½" rebar corner.

THENCE from said rebar corner and through the aforesaid Clark Road Properties, LLC lands, by the three (3) following described lines:

1. North 74° 24' 33" East, 47.32 feet to a set ½" rebar corner.
2. South 65° 53' 34" East, 32.15 feet to a set ½" rebar corner in the line of dividing Parcels A and B.
3. South 41° 34' 19" East, 54.89 feet, along said dividing line to a set ½" rebar corner in line of lands now or formerly Leonard Ferlick as recorded in Luzerne County Record Book 3024 at Page 98239.

THENCE from said rebar corner and along said Ferlick land, South 55° 04' 00" West, 11.52 feet to a found ½" rebar corner in line of lands now or formerly Katherine Healey as recorded in Luzerne County Record Book 3011 at Page 12623.

THENCE from said rebar corner and along the northeasterly terminus of the aforesaid driveway easement, North 47° 54' 47" West, 15.40 feet to a found ½" rebar corner.

THENCE from said rebar corner and along the aforesaid northwesterly sideline of the driveway easement, South 55° 04' 00" West, 52.56 feet to a found ½" rebar corner, the PLACE OF BEGINNING.

CONTAINING a total area of 4,504 square feet (0.103) acres of land , be the same, more or less.

PARCEL 'B'

BEGINNING at a found ½" rebar corner in the line dividing lands now or formerly UDU Realty, LLC as recorded in Luzerne County Record Book 3021 at Page 349550, and lands now or formerly Leonard Ferlick as recorded in Luzerne County Record Book 3024 at Page 98239.

THENCE from said rebar corner and along said dividing line, by the two (2) following described lines:

1. North 47° 58' 00" West, 55.00 feet to a found ½" rebar corner.
2. South 55° 04' 00" West, 65.26 feet to a point in the line dividing Parcels A and B.

THENCE from said point and along said dividing line, and through lands now or formerly Clark Road Properties, LLC as recorded in Luzerne County Record Book 3021 at Page 82354, the Grantor herein, North 41° 34' 19" West, 54.89 feet to a set ½" rebar corner.

THENCE from said rebar corner and continuing through lands of the Grantor herein, by the two (2) following described lines:

1. North 81° 21' 44" East, 128.75 feet to a set ½" rebar corner.
2. South 29° 39' 22" East, 51.33 feet to a set ½" rebar corner in line of the aforesaid UDU Realty, LLC Lands.

THENCE from said rebar corner and along lands, South 55° 04' 00" West, 26.70 feet to a found ½" rebar corner, the PLACE OF BEGINNING.

CONTAINING a total area of 4,724 square feet (0.108) acres) of land, be the same, more or less.

BEING a portion of the lands conveyed to the Clark Road Properties, LLC, by Deed of Plastic Technology Holdings, LLC dated March 22, 2021, and recorded in the Office of the Recorder of Deeds in and for Luzerne

(c) CountySuite Sheriff, Teleosoft, Inc.

County in Record Book 3021, at Page 82354.

The Property Identification Number for the above-described premises is 14-D12S1-001-023-000.

PREMISES improved with an industrial structure more commonly known as 191 Clark Road, Duryea Borough, Luzerne County, Pennsylvania 18642.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

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 AVB INVESTMENT, LLC, against CLARK ROAD PROPERTIES, LLC, and will be sold by:

BRIAN M. SZUMSKI
Sheriff of LUZERNE County

DAVID E. SCHWAGER
Attorney

PROPERTY ADDRESS: 191 CLARK ROAD, DURYEA, PA 18642

UPI / TAX PARCEL NUMBER: 14-D12S1-001-023-000

Seized and taken into execution to be sold as the property of CLARK ROAD PROPERTIES, LLC in suit of AVB INVESTMENT, LLC.

Attorney for the Plaintiff:
DAVID E SCHWAGER, ESQUIRE
KINGSTON, PA 570-822-2929

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.