SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12862/2025

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.

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

BEGINNING at a point on the northeasterly side of Ashley Street and on the dividing line between lands now or late of Alexander Borafski et ux. and lands now or late of William Chmielewski;

THENCE in a northeasterly direction along said lands, one hundred two (102) feet and nine (9) inches to lands now or formerly of William Chmielewski;

THENCE northwesterly and by a line parallel with Ashley Street, thirty-one (31) feet to the dividing line between lands now or formerly of William Chmielewski and lands now or formerly of John Seremak and Josephine Seremak;

THENCE along the same southwesterly twenty-six (26) feet nine (9) inches to a corner;

THENCE southeasterly and by line parallel with said Ashley Street, three (3) feet to a corner;

THENCE southwesterly by a line parallel with the first course therein set forth seventy-six (76) feet to said Ashley Street;

THENCE along said Ashley Street, southeasterly twenty-eight (28) feet to the place of beginning.

TOGETHER with all his right, title and interest in a strip of land adjoining the westerly part of the above described land being more fully described as follows:

BEGINNING at a point on the northeasterly side of Ashley Street, said point being one hundred fifty-three (153) feet distant from the original corner between lands now or formerly of J.R. Newhart et al., and lands now or formerly of Mary Cain and on the dividing line between lands now or formerly of Josephine Seremak and William Chmielewski;

THENCE along Ashley Street in a northwesterly direction three (3) feet to a corner in other lands now or formerly of Josephine Seremak;

THENCE through land now or formerly of said Josephine Seremak, in a northeasterly direction seventy-six (76) feet to a corner in line of land above conveyed;

THENCE along line of land above conveyed in a southeasterly direction three (3) feet to the dividing line aforesaid; and

THENCE along said dividing line in a southwesterly direction seventy-six (76) feet to Ashley Street, the place of beginning, as a common drive or foot passageway.

SUBJECT to all exceptions and reservations, conditions and easements and together with all rights and privileges as contained in the chain of title, and especially as contained in deed from William Chmielewski to Albert G. Bardar and Julia Bardar, his wife, dated June 26, 1950 and recorded in Deed Book 1077 Page 241.

BEING THE SAME PREMISES granted and conveyed unto John J. Jabara, by virtue of a Deed of Albert Bardar, dated May 21, 2014, and recorded in the Luzerne County Recorder of Deeds office on May 27, 2014, to Luzerne County Record Book 3014, Pages 83588, et seq., Instrument No. 201423735.

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

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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.

IMPROVED PROPERTY BEING KNOWN AS: 98 Ashley Street, Ashley, PA 18706

IMPROVED REAL ESTATE CONSISTS OF: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 01-I9SE4-001-048-000

PROPERTY ADDRESS: 98 ASHLEY ST, ASHLEY, PA 18706

UPI / TAX PARCEL NUMBER: 01-I9SE4-001-048-000

Seized and taken into execution to be sold as the property of JOHN J JABARA 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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