# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 5008/2026**

**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.**

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ALL that lot, piece, or parcel of land located at 64 Booth Road, Shickshinny, PA 18655 with all the improvements thereon situate in Ross Township, County of Luzerne, Commonwealth of Pennsylvania, together with any and all residual, inchoate, and remainder rights that Grantor owns or may own in relation to the property, bounded and described as follows, to wit:

BEGINNING at an iron pin corner situated along the easterly right-of-way line of Township Route 654 on the line of lands now or formerly of Larry Culver as described in Deed Book 2077, Page 223, Parcel 4;

1. THENCE, along the aforementioned lands now or late of Larry Culver South 51-21-00 East a distance of 467.46 feet to a stones corner on a stone wall;

2. THENCE continuing along same North 43-40-00 East a distance of 170.00 feet to a stones corner on a stones wall;

3. THENCE along same South 51-22-00 East a distance of 569.26 feet to a stones corner on a stone wall;

4. THENCE along lands now or formerly of Harold Culver South 24-43-25 West a distance of 393.98 feet to a point at the intersection of two stone walls;

5. THENCE continuing along lands now or formerly of Harold Culver South 63-03-15 East a distance of 1,187.68 feet to a point at the intersection of two stone walls;

6. THENCE along lands now or formerly of John Lewis, Jr., and Shirley Lewis South 26-13-05 West a distance of 831.63 feet to a stones corner on a stone wall;

7. THENCE along lands now or formerly of Mark H. Thomas and lands now or formerly of Larry Culver North 62-51-50 West a distance of 2,533.85 feet to an iron pin corner at the easterly right-of-way line of Township Route 654;

8. THENCE along the aforementioned easterly right-of-way line of Township Route 654 North 40-15-18 East a distance of 92.51 feet to a point;

9. THENCE along same North 36-13-18 East a distance of 94.04 feet to a point;

10. THENCE along same North 34-41-17 East a distance of 11.38 feet to an iron pin corner;

11. THENCE along other lands now or formerly of Larry Culver South 70-19-43 East a distance of 418.17 feet to an iron pin corner;

12. THENCE along same North 38-08-18 East a distance of 347.00 feet to a stones corner on a stone wall;

13. THENCE along same North 69-44-42 West a distance of 441.15 feet to an iron pin corner;

14. THENCE along the aforementioned easterly right-of-way line of Township route 654 North 35-05-15 East a distance of 262.50 feet to a point;

15. THENCE along the same a distance of 160.90 feet measured along the arc of a curve to the right having a radius of 958.78 feet to a point;

16. THENCE along same North 44-52-10 East a distance of 327.59 feet to an iron pin corner, the place of beginning.

THE AFOREMENTIONED PARCEL BEING the same premises conveyed to Grantor by the deed identified in the first recital above.

CONTAINING a total area of 54.69 acres, more or less, of land in accordance with the survey of Stanley M.

(c) CountySuite Sheriff, Teleosoft, Inc.

Sowa, Jr., Professional land Surveyor, of Smith, Miller & Associates Inc., 189 Market Street, Kingston, Pennsylvania, as shown as Drawing Number SP, dated December 11, 1989.

The PIN of the above-described parcel is HC Block B, Lots 41, 67, and 67A.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO Edward Wallo, Jr., a single man, by virtue of a Deed of Carol Wallo, widow, dated September 20, 2016, and recorded in Luzerne County Recorder of Deeds Office on September 23, 2016, to Record Book 3016, Page 184061, et seq., Instrument No. 201651072.

AND SAID GUARANTOR, warrants specially the property herein conveyed.

UNDER AND SUBJECT TO, AND TOGETHER WITH any and all the exceptions, reservations, conditions, covenants, licenses, easements, restrictions, and/or agreements as are contained in prior instruments forming the chain of title to the premises herein conveyed and/or as may be ascertained from a visible inspection of the subject premises.

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: H3-A-67-T

PROPERTY BEING KNOWN AS: 64 Booth Road, Shickshinny, PA 18655

PROPERTY ADDRESS: 64 BOOTH RD, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: H3-A-67-T

**Seized and taken into execution to be sold as the property of EDWARD WALLO, 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**

(c) CountySuite Sheriff, Teleosoft, Inc.