

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 4602/2020

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, OCTOBER 01, 2021  
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 CERTAIN piece or parcel of land, situate in the City of Wilkes Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to-wit;  
BEGINNING at a corner of Chestnut Street, same being a corner of Lot No. 39;  
THENCE along the line of said street North 46° 30' West twenty-five feet to a corner in line of Lot No. 37;  
THENCE along the line of said lot North 43° 30' East one hundred and thirty-one and three-tenths more or less to the line of a twelve foot alley;  
THENCE along the line of said alley South 39° 37' East twenty-five and eighteen one-hundredths feet to the line of Lot No. 39;  
THENCE along the line of said lot South 43° 30' West one hundred and twenty-eight and two-tenths feet more or less to the place of beginning.

BEING Lot No. 38 on plot of lots of John Welles Hollenback recorded in Luzerne Deed Book No. 266 at Page 1, etc.

TITLE TO THE SAID PREMISES IS VESTED IN Richard A. Sakalas a/k/a Richard Sakalas, individually and as known heirs to the Estate of Michelle A. Sakalas a/k/a Michelle Ann Sakalas, deceased, Ronald Sakalas solely in his capacity as known heir to the Estate of Michele A. Sakalas a/k/a Michelle Ann Sakalas, deceased, The Unknown Heirs of the Estate of Mary Ann Sakalas a/k/a Mary Theresa Sakalas, now deceased, and The Unknown Heirs of the Estate of Michele A. Sakalas a/k/a Michelle Ann Sakalas, now deceased, by virtue of the following:

BEING THE SAME PREMISES AS Joseph J. Dovidas, Administrator of the Estate of Eva Dovidas, deceased, by Deed dated January 27, 1964, and recorded on January 30, 1964, by the Luzerne County Recorder of Deeds in Book 1537, at Page 637, granted and conveyed unto John Sakalas and Mary Ann Sakalas, as Tenants by the Entireties.

AND THE SAID John Sakalas departed this life on September 8, 1999, whereby title to the aforementioned premises vested with Mary Ann Sakalas, an Individual, by Right of Survivorship.

AND THE SAID Mary Ann Sakalas is also known as Mary Theresa Sakalas and Maryann T. Sakalas.

AND THE SAID Mary Ann Sakalas departed this life on February 28, 2009, whereby title to the aforementioned premises vested with Michele A. Sakalas and The Unknown Heirs of the Estate of Mary Ann Sakalas a/k/a Mary Theresa Sakalas a/k/a Maryann T. Sakalas.

AND THE SAID Michele A. Sakalas is also known as Michelle Ann Sakalas.

AND THE SAID Michele A. Sakalas a/k/a Michelle Ann Sakalas departed this life on October 16, 2019, whereby title to the aforementioned premises vested with Richard A. Sakalas a/k/a Richard Sakalas, individually and as known heirs to the Estate of Michelle A. Sakalas a/k/a Michelle Ann Sakalas, deceased, Ronald Sakalas solely in his capacity as known heir to the Estate of Michele A. Sakalas a/k/a Michelle Ann Sakalas, deceased, The Unknown Heirs of the Estate of Mary Ann Sakalas a/k/a Mary Theresa Sakalas, now deceased, and The Unknown Heirs of the Estate of Michele A. Sakalas a/k/a Michelle Ann Sakalas, now deceased.

PROPERTY BEING KNOWN AS 34 East Chestnut Street, Wilkes Barre, PA 18705.

Being Luzerne County Tax Plate No. 73-16-1-127-1 and PIN: 73-H10NW2-020-022-000.

IMPROVEMENTS thereon consist of: Residential Real Estate

PROPERTY ADDRESS: 34 E CHESTNUT ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H10NW2-020-022-000

Seized and taken into execution to be sold as the property of RICHARD A. SAKALAS A/K/A RICHARD SAKALAS, INDIVIDUALLY AND AS KNOWN HEIRS TO THE ESTATE OF MICHELE A. SAKALAS A/K/A MICHELLE ANN SAKALAS, DECEASED, RONALD SAKALAS SOLELY IN HIS CAPACITY AS KNOWN HEIR TO THE ESTATE OF MICHELE A. SAKALAS A/K/A MICHELLE ANN SAKALAS, DECEASED, THE UNKNOWN HEIRS OF THE ESTATE OF MARY ANN SAKALAS A/K/A MARY THERESA SAKALAS, NOW DECEASED AND THE UNKNOWN HEIRS OF THE ESTATE OF MICHELE A. SAKALAS A/K/A MICHELLE ANN SAKALAS, NOW DECEASED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5.

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Attorney for the Plaintiff:  
STERN & EISENBERG, PC  
WARRINGTON, PA 215-572-8111

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania