

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10648/2023

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:

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. _____ 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 bidders, for cash, in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania, on June 5, 2025 at 10:30AM, in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

All the following described pieces, parcels or tracts of land situate in the Township of Hanover, Luzerne County, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

The First Thereof: All that certain piece or parcel of land situate on West Liberty Street, bounded and described as follows, to wit: Beginning at an iron pin corner on the Northerly side of West Liberty Street, said point being on the dividing line between James J. Devaney and lands of John J. Gilroy and wife; Thence along West Liberty Street North 89 degrees 7 minutes East thirty-one (31) feet to an iron pin corner; Thence North 6 degrees 18 minutes West one hundred eighteen and seven-tenths (118.7) feet to an iron pin corner; Thence South 76 degrees 42 minutes West fifty-six and eighty-five one-hundredths (56.85) feet to a corner; Thence South 19 degrees 56 minutes East eighty-four and fifty-eight one-hundredths (84.58) feet to a corner; Thence South 61 degrees 26 minutes East five and thirty-eight one-hundredths (5.38) feet to a corner; Thence South 5 degrees 27 minutes East twenty-two and eighty-three one-hundredths (22.83) feet to West Liberty Street, the place of Beginning. Containing 4,580 square feet of land, more or less.

The Second Thereof: All that certain piece or parcel of land situate on West Liberty Street bounded and described as follows: Beginning at an iron pin corner on the Northerly side of West Liberty Street, said point being the Southeasterly corner of lot conveyed to Pearl Rowe by deed recorded in Luzerne County DB 514, Page 407; Thence North 6 degrees 18 minutes West one hundred eighteen and seven-tenths (118.7) feet to an iron pin; Thence North 76 degrees 42 minutes East twenty (20) feet to a stake; Thence South 6 degrees 18 minutes East one hundred twenty-three and one-tenth (123.1) feet to a stake on the Northerly side of said West Liberty Street; Thence along line of said west liberty street South 89 degrees 7 minutes west twenty (20) feet to the place of beginning. Containing 2,418 square feet of land, more or less.

The Third Thereof: All that certain lot, piece or parcel of land bounded and described as follows, to wit: Beginning at a stake on the line between land of the Devaney Estate and the land now or late of Mary A. Noll, said stake being South 47 degrees 11 minutes East one hundred fifty (150) feet from the easterly side of Monahan's Court; Thence South 47 degrees 11 minutes East eighty-one and five-tenths (81.5) feet to a corner; Thence South 76 degrees 42 minutes West ninety-seven and ninety-seven one-hundredths (97.97) feet to a corner; Thence North 19 degrees 56 minutes West thirty-one (31) feet to a stake; Thence North 42 degrees 30 minutes East sixty-six and five-tenths (66.5) feet to the place of Beginning.

Being the same property conveyed to Gail E. Cassano, widow who acquired title by virtue of a deed from Gail E. Cassano, Administratrix of the Estate of Richard J. Cassano, Sr. a/k/a Richard J. Cassano, deceased, dated June 1, 2021, recorded June 21, 2021, at Instrument Number 202139289, and recorded in Book 3021, Page 165816, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 16 West Liberty Street, Hanover Township, PA 18706

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 25-I9SE1-013-013-000.

Plate No. 25-C-R2-340-8

Notice is hereby given to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of JPMorgan Chase Bank, National Association against Richard J. Cassano, Sr., et al., and will be sold by:

Brian Szumski, Sheriff of Luzerne County

Katherine M. Wolf, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Ed E. Qaqish, Esquire
MDK Legal
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

PROPERTY ADDRESS: 16 WEST LIBERTY ST, HANOVER TOWNSHIP, PA 18706

UPI / TAX PARCEL NUMBER: 25-I9SE1-013-013-000

Seized and taken into execution to be sold as the property of STONE, CHAD AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF GAIL E. CASSANO, CASSANO, REGINA AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF GAIL E. CASSANO, MORECK, JEANINE AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF GAIL E. CASSANO, CASSANO, MICHAEL AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF GAIL E. CASSANO, CASSANO, MATTHEW AS BELIEVED HEIR OF THE ESTATE OF GAIL E. CASSANO, CASSANO, JOSEPH AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF GAIL E. CASSANO AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF GAIL E. CASSANO (IF ANY) in suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania