

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2163/2025

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, OCTOBER 03, 2025
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 October 3, 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 that certain following described real estate situate in the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, to wit:

Beginning at a corner in the northeasterly side of Academy Street, 154.68 feet from the southeasterly side of West River Street, being also a corner in line of lands now or late of Isaac M. Thomas;

thence North 50 degrees 49 minutes east, 90.1 feet along the said lands now or late of Isaac M. Thomas to a corner in the line of land now or late of Mrs. T.W. Fraser;

thence north 29 degrees 35 minutes west, 24 feet along said land to a corner in line of land now or late of John Coolbaugh;

thence south 50 degrees 40 minutes west, 98.2 feet along same to a corner in the northeasterly side of Academy Street aforesaid;

thence south 47 degrees east, 24 feet along said Academy Street to a corner, the place of beginning.

Being the same property conveyed to Dennis M. Evangelista, Sr. and Elva L. Evangelista, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Luzerne Development, dated February 4, 2000, recorded February 14, 2000, as Instrument Number 5310388, and recorded in Book 2711, Page 192, Office of the Recorder of Deeds, Luzerne County, Pennsylvania

INFORMATIONAL NOTE: Elva L. Evangelista died on March 5, 2024 and pursuant to the survivorship language in the above-mentioned deed, all her interest passed to her husband, Dennis M. Evangelista, Sr.

Premises improved with a single family dwelling more commonly known as 131 Academy Street, Wilkes Barre, PA 18702

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 73-H9SE4-008-055-000.

Plate No. 73-10-603-9

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 The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-2 against Dennis M. Evangelista, AKA Dennis M. Evangelista, 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: 131 ACADEMY ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-H9SE4-008-055-000

Seized and taken into execution to be sold as the property of EVANGELISTA, MITCHELL DAVID AS ADMINISTRATOR OF THE ESTATE OF DENNIS M. EVANGELISTA AKA DENNIS M. EVANGELISTA, SR in suit of THE BANK OF NEW YORK MELLON, THE SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR CIT HOME EQUITY LOAN TRUST 2002-2.

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

BRIAN M. SZUMSKI, Sheriff
LUZERNE COUNTY, Pennsylvania