

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 9386/2025

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, JUNE 12, 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.

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 12, 2026 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 lot or piece of ground situate in Pittston City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING part of Lot No. 29 on Carroll Street as per map in the Pennsylvania Coal Company's Office; said part of Lot No. 29 being twenty eight (28') feet in front on said Carroll Street, and extending at right angles to said Street, one hundred forty four (144') feet to an alley.

CONTAINING four thousand thirty two square feet of surface land more or less. The lands hereby conveyed being bounded on the north by lands now or late of Mrs. Goodman, formerly lands of John Seiss; northerly by an alley; westerly by lands now or late of Caroline Gothie, and southerly by Carroll Street.

Being the same property conveyed to Nicholas Hosko, single who acquired title by virtue of a deed from Glenn T. Hosko, a/k/a Glenn Hosko, a/k/a G. T. Hosko, a/k/a G. Hosko, by his Court-Appointed Guardian, Marianne Kreisher, and Regina Hosko, his former wife, dated October 7, 2020, recorded December 29, 2020, as Instrument Number 202064966, and recorded in Book 3020, Page 276287, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Premises improved with a single family dwelling more commonly known as 88 Carroll Street, Pittston, PA 18640

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 72-E 11NE3-018-032-000.

Plate No. 03020-276287

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 PNC Bank, N.A. against Nicholas Hosko, 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: 88 CARROLL ST, PITTSTON, PA 18640

UPI / TAX PARCEL NUMBER: 72-E11NE3-018-032-000

Seized and taken into execution to be sold as the property of NICHOLAS HOSKO in suit of PNC BANK, N.A..

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

EUGENE GURNARI, Interim Sheriff
LUZERNE COUNTY, Pennsylvania