SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12133/2025

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, FEBRUARY 05, 2027
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 Writ of Execution issued by plaintiff: COMFY TIME INVESTMENT GROUP

To No. 2202512133
ALL that certain piece or parcel of land, bounded and described as follows:

ON South Hancock Street on the westerly side between Hill and Lehigh Streets, in the Thirteenth Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania, said Lot measuring thirty-four (34) feet in front on said street and ninety-four and one-half (94 ½) feet in depth.

BEING lot number five (Lot No. 5) on plot of lots laid out by T.M. Williams.

Improved with a dwelling house known as No. 297 South Hancock Street.

BEING the same premises conveyed by Joseph Chintalla and Judith A. Chintalla, his wife to HJ Estates, LLC by Deed dated 9/25/2025 and recorded in the Office of Recorder of Deeds in for the County of Luzerne on 9/29/2025 in Record Book 302, page 213019, et seq.

PROPERTY BEING KNOWN AS: 297 S Hancock St.
Wilkes Barre, PA 18702-5709

Being Plate Number: 73-I9NE2-037-007 PIN #: 19NE2-B07-L007

Improvements thereon consist of: RESIDENTIAL

Seized and taken in execution as the property of: HJ ESTATES LLC, JOSEPH CHINTALLA and JUDITH A. CHINTALLA

PROPERTY ADDRESS: 297 S HANCOCK ST, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 73-I9NE2-037-007

Seized and taken into execution to be sold as the property of JOSEPH CHINTALLA, JUDITH A CHINTALLA AND HJ ESTATES LLC in suit of COMFY TIME INVESTMENT GROUP.

Attorney for the Plaintiff:
SHNAYDER LAW FIRM LLC
FEASTERVILLE, PA 215-834-3103

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.