

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 9094/2024

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, AUGUST 01, 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.

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By virtue of a Writ of Execution issued by Plaintiff: The Fidelity Deposit and Discount Bank, as successor by merger to Landmark Community Bank

To Case Number 2024-CV-9094

ALL the surface or right of soil only in and to the following lots, pieces, or parcels of land, situate, lying and being in the Township of Fairview, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

The First Thereof:

BEGINNING at a corner of land now or formerly of Frank Zerfoss and Vance Swartwood; said corner being fifteen (15) feet from the edge of the pave on the North side of Route 309;

THENCE along Route 309 fifteen (15) feet from the Northerly edge of the pave, North forty-one degrees, twenty-four minutes East (N 24°41' E) one hundred fifty (150) feet to a corner;

THENCE through land now or formerly of Frank Zerfoss, North forty-two degrees, forty-four minutes West (N 44°42' W) seventy-one and eighty-seven one-hundredths (71.87) feet to a corner on the South side of a proposed thirty-three (33) foot road;

THENCE along the said road South forty-five degrees fifteen minutes West (S 15°45' W) one hundred fifty and two one-hundredths (150.02) feet to a corner in the rear of land now or formerly of Vance Swartwood;

THENCE along land now or formerly of Vance Swartwood, South forty-two degrees, forty-four minutes East (S 42°44' E) eighty-two and four one-hundredths (82.04) feet to the PLACE OF BEGINNING.

The Second Thereof:

BEGINNING at a corner on the North side of Route 309; said corner being one hundred fifty (150) feet Easterly from the Southeast corner of land now or formerly of Vance Swartwood, and being also fifteen (15) feet Northerly from the edge of the pave;

THENCE North forty-one degrees, twenty-four minutes East (N 24°41' E) fifty (50) feet to a corner also fifteen (15) feet from the edge of the pave;

THENCE North forty-two degrees, forty-four minutes West (N 44°42' W) sixty-eight and forty-eight one-hundredths (68.48) feet to a corner on the South side of a proposed thirty (30) foot road;

THENCE along the said proposed road, South forty-five degrees, fifteen minutes West (S 15°45' W) fifty (50) feet to a corner in a one hundred fifty (150) foot front lot now or formerly owned by Warren C. Blakeslee, et ux;

THENCE along the line of the said one hundred fifty (150) foot front lot, South forty-two degrees, forty-four minutes East (S 44°42' E) seventy-one and eighty-seven one-hundredths (71.87) feet to the PLACE OF BEGINNING.

Containing 3,509 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED in the Defendant, Alexander Saba, by deed dated February 24, 1992 from John Januzzi, Marlene Januzzi, James Januzzi, and Sandra Januzzi t/d/b/a Januzzi's, which deed was recorded on February 25, 1992 in the Office of the Recorder of Deeds in and for Luzerne County, PA in Deed Book 2412 at Page 372.

PROPERTY BEING KNOWN AS: 76 North Mountain Boulevard, Mountain Top, PA 18707

BEING Luzerne County Tax Parcel and PIN No.: 20-K10S3-007-007-000

IMPROVEMENTS thereon consist of: Commercial Structure

SEIZED AND TAKEN in execution as the property of: Alexander Saba

PROPERTY ADDRESS: 76 NORTH MOUNTAIN BLVD, MOUNTAIN TOP, PA 18707

UPI / TAX PARCEL NUMBER: 20-K10S3-007-007-000

Seized and taken into execution to be sold as the property of ALEXANDER SABA AND THE UNITED STATES OF AMERICA in suit of THE FIDELITY DEPOSIT & DISCOUNT BANK.

Attorney for the Plaintiff:  
ROCCO HAERTTER, ESQ  
KINGSTON, PA 570-208-2907

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