

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 5347/2023

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:

**FRIDAY, APRIL 10, 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 issued by: Legacy Mortgage Asset Trust 2021-GS1

No. 202305347

All that certain lot, piece or parcel of land situate, lying and being in the Township of Conynghyem, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 5 in Square or Block Number 1 upon the Riverside Plot of West End Coal Company, which plot of lots is duly recorded in the Office of the Recorder of Deeds in and for Luzerne County in Map Book No. 3, Page 178 or 179, as by reference thereto being had, the same will appear. The said lot of land is fifty feet in front on River Street and 150 feet in depth, as shown by said map.

COAL AND MINERALS excepted and reserved in the same manner and to the same extent as the same are excepted and reserved in the former deeds in the line of title to said premises.

BEING the same premise conveyed by Sylvia Mizdail, Widow, to Joseph F. Scarpa, by deed dated May 18, 2007, about to be recorded.

SUBJECT TO THE SAM EXCEPTIONS, RESERVATIONS, EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS ARE CONTAINED IN PRIOR DEEDS IN THE CHAIN OF TITLE.

BEING the same premises which Sylvia Mizdail by Deed dated May 18, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on May 22, 2007 at Book 3007, Page 133702 granted and conveyed unto Joseph F. Scarpa.

PROPERTY BEING KNOWN AS 46 Italy Street, Mocanaqua, PA 18655

Being Luzerne County Tax Plate No. 09-M4S3-001-005-000 and PIN: 09-M4S3-001-005-000

IMPROVEMENTS thereon consist of: Residential Real Estate

Seized and taken in execution as the property of: Joseph F. Scarpa

PROPERTY ADDRESS: 46 ITALY STREET, MOCANAQUA, PA 18655

UPI / TAX PARCEL NUMBER: 09-M4S3-001-005-000

Seized and taken into execution to be sold as the property of JOSEPH F. SCARPA in suit of LEGACY MORTGAGE ASSET TRUST 2021-GS1.

---

**Attorney for the Plaintiff:**  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

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