

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON FRIDAY, **MARCH 12, 2021** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

***A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.***

#### **SALE 1**

BY VIRTUE of a Writ of Execution filed to No. 2020-01052 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. NICOLLE A. BODNER.

Real Estate: 559 LAKELAND DRIVE, SCOTT TOWNSHIP, PA 18447  
Municipality: TOWNSHIP OF SCOTT Lackawanna County, Pennsylvania  
Dimensions: 203 X 119 X 200 X 150  
See Instrument: 201317105  
Assessment Map #: 08302-020-011  
Assessed Value: \$13,500

Improvements thereon: A residential dwelling house  
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller  
Sheriff to collect: \$100,645.83 (Total amount of Judgment)\*  
\*With costs, interest, late charges and taxes, etc. as may accrue.

#### **SALE 2**

By virtue of a Writ of Execution filed to No. 2019 CIV 6852, John Kenyon, IV, and Anna Turner, Co-Trustees of the Suzanne Escobar Kenyon Revocable Trust vs. ISAAC SHPIGELMAN A/K/A YITSHAK SHPIGELMAN and SHARON ZARFATI-SHPIGELMAN A/K/A SHARON ZARFATI, his wife, owners of property situate in Dunmore Borough, Lackawanna County, Pennsylvania, being 1207 North Webster Avenue.

Dimensions: 50 feet by 50 feet  
Assessment Map #: 14614-020-046  
Assessed Value: \$12,000.00  
Improvements thereon: single family dwelling  
Attorney: CHARITON, SCHWAGER & MALAK  
Sheriff to collect: \$81,033.27 as of March 12, 2021

#### **SALE 3**

By virtue of a Writ of Execution filed to No. 2020-CV-1078 Tim Porter v. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, title or interest from or under Donald E. Ehlert, a/k/a Don E. Ehlert, deceased, and Donna Zlotucha Ehlert, known Heir of Donald E. Ehlert, a/k/a Don E. Ehlert, deceased, and H.E., a minor, known Heir of Donald E. Ehlert, a/k/a Don E. Ehlert, deceased, owners of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania, being Rear 321 Chestnut Street, Blakely, Lackawanna County, Pennsylvania 18452 and, being 39.5 feet by 50 feet of land, be the same more or less.

Property ID #: 10413-030-023  
Assessed Value figure: \$6,000.00  
Judgment Amount: \$32,946.54  
Improvements thereon: Residential Single-Family Property  
Attorney: The Law Offices of Kevin M. Smith, PC

#### **SALE 4**

By virtue of a Writ of Execution, filed to No. 2020-CV-4735, FNCB Bank, Formerly First National Community Bank, Plaintiff, vs. Zoltan Rabold, Defendant, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 13331 Pittston Avenue, Scranton, LACKAWANNA COUNTY, PENNSYLVANIA.

Consisting of a parcel, more or less, as more particularly described in Lackawanna County Instrument Number 201606886.  
Assessment Map #: 16707-030-030  
Assessed Value: \$14,000.00

Improvements Thereon: Multi-Dwelling Unit

Sheriff to Collect: \$60,003.39, plus costs, attorney's fees and additional interest at the maximum rate allowed by law until paid in full.

Attorney: Cipriani & Werner

**NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

**A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN APRIL 12TH, 2021 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.**

**MARK P. MCANDREW  
SHERIFF OF LACKAWANNA COUNTY**

**ATTEST:**

**BOB MOORE  
REAL ESTATE DEPUTY  
SHERIFF'S OFFICE  
SCRANTON, PA 18503  
DECEMBER 7, 2020**