

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-230 CP

Issued out of the Court of Common Pleas of Susquehanna County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Sheriff's Office in the Town of Montrose County of Susquehanna, Commonwealth of Pennsylvania on:

AT 9:30 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.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF HARFORD, SUSQUEHANNA COUNTY, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE CENTER OF THE STANLEY ROAD; THENCE BY LANDS FORMERLY OF B. B. BALL, SOUTH SIXTY ONE (61) DEGREES WEST, EIGHT (8) RODS AND FIVE (5) LINKS TO THE CENTER OF THE BACK STREET; THENCE ALONG THE BACK STREET, NORTH SEVENTEEN (17) DEGREES WEST, FIVE RODS AND EIGHTEEN AND ONE HALF (18 1/2) LINKS; THENCE BY THE LANDS OF C. M. GAMBLE NORTH FIFTY SEVEN (57) DEGREES EAST SEVEN RODS AND SEVEN (7) LINKS TO A STAKE IN THE CENTER OF STANLEY ROAD; THENCE ALONG SAID ROAD, SOUTH THIRTY SEVEN DEGREES (37) EAST FOUR (4) RODS AND NINETEEN AND ONE HALF (19 1/2) LINKS TO THE PLACE OF BEGINNING. CONTAINING FORTY-EIGHT AND ONE HALF (48 1/2) RODS OF LAND BE THE SAME MORE OR LESS

Map and Parcel ID: 167.09-1,041.00,000

Being known as: 179 Tingley Lake Road, Harford, Pennsylvania 18823.

Title to said premises is vested in Theodore Petrochko by deed from dated November 3, 2017 and recorded November 6, 2017 in Instrument Number 201708870.

Appurtenances: ONE (1) - 2 story wood frame dwelling

PROPERTY ADDRESS: 179 Tingley Lake Road, Harford, PA 18823

UPI / TAX PARCEL NUMBER: 167.09-1,041.00,000.

Seized and taken into execution to be sold as the property of THEODORE PETROCHKO in suit of CITIZENS BANK, N.A..

TERMS OF SALE: Full amount of bid plus poundage must be paid on the date of the sale by 4:30 PM or the deed will not be acknowledged.

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises.

Attorney for the Plaintiff:
McCabe Weisberg & Conway, LLC
Philadelphia, PA (215) 790-1010

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania