

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-820 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:

TUESDAY, AUGUST 27, 2024
AT 11:00 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 Borough of Forest City, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows:
BEGINNING at the northwesterly corner of Lot No. 11, Block No. 23, said place of beginning also being in the easterly line of Hudson Street; thence northerly along the easterly line of said Hudson Street 50 feet to the southwesterly corner of Lot No. 13 Block No. 23; thence easterly along the southerly line of aforesaid Lot No. 13, 150 feet to the southeasterly corner thereof which is also the northwesterly corner of Lot No. 5 Block No. 23; thence southerly along the westerly line of said Lot No. 5 Block No. 23, 50 feet to the northeasterly corner of aforesaid Lot No. 11 Block No. 23, thence westerly along the northerly line of Lot No. 11 Block No. 23, 150 feet to the place of the beginning.
Containing an area of 7,500 square feet, being Lot No. 12 Block No. 23.

BEING KNOWN AS: 316 HUDSON STREET, FOREST CITY, PA 18421

PROPERTY ID NUMBER: 268.11-1,013.00

BEING THE SAME PREMISES WHICH HEIDI E. DURAND WHO ACQUIRED TITLE AS HEIDI DURAND AND FRANKLIN ROBERT MOSER, EACH TO A 50% OWNERSHIP SHARE, WITH BOTH SHARES TO BE HELD AS TENANTS IN COMMON BY DEED DATED 12/11/2014 AND RECORDED 6/10/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201505633, GRANTED AND CONVEYED UNTO HEIDI E. DURAND.

PROPERTY ADDRESS: 316 Hudson Street, Forest City, PA 18421

UPI / TAX PARCEL NUMBER: 268.11-1,013.00,000.

Seized and taken into execution to be sold as the property of HEIDI DURAND AKA HEIDI E. DURAND in suit of MATRIX FINANCIAL SERVICES CORPORATION.

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:
KML Law Group, P.C.
Philadelphia, PA (215) 627-1322

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania