

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-241 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, JULY 09, 2024**  
**AT 9:00 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 lot, piece or parcel of land situate, lying and being in the Township of Liberty, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the common boundary line of lands now or formerly of Rinhiemer and DeRose, said iron pin being located in a Southeasterly direction, three hundred eight and fifty two hundredths (308.52) feet from the center line of State Route twenty nine (29) on the common boundary line of lands now or formerly of Rinhiemer and DeRose; thence through lands now or formerly of DeRose the following three (3) courses and distances: 1. North fifty one (51) degrees, twenty five (25) minutes, nineteen (19) seconds East, one hundred five and seventy six hundredths (105.76) feet to an iron pin in the center of an existing driveway, 2. South thirty nine (39) degrees, twenty nine (29) minutes sixteen (16) seconds East, three hundred three and thirty nine hundredths (303.39) feet to an iron pin; 3. South fifty (50) degrees, twenty five (25) minutes, forty one (41) seconds East, two hundred seventeen and seventy five hundredths (217.75) feet to a point in the center of Snake Creek; thence along the center of Snake Creek, South sixty six (66) degrees, twenty six (26) minutes, sixteen (16) seconds West, ninety eight and sixteen hundredths (98.16) feet to a point on line of lands now or formerly of Rinhiemer, North forty five (45) degrees, thirty six (36) minutes, zero (0) seconds west, four hundred ninety four and seventy five hundredths (494.75) feet to the point of beginning.

CONTAINING ONE AND NO HUNDREDTHS (1.00) ACRES of land more or less as surveyed by Ronald J. Gruzsky, Registered Land Surveyor, also being conveyed with the above described premises is the right of ingress, egress and regress to the premises herein described over an existing driveway as shown on a map attached hereto and made part of this deed, said right-of-way is to run from State Route (29) to the Northerly corner of lands herein described.

ALSO GRANTING AND CONVEYING to the Grantees herein, all of Granters right, title and interest in and to all of the oil, gas, shale gas and other minerals (including without limitation, oil, gas, hydrocarbons, sulfur, coal, lignite and uranium) in, on and under the property to be conveyed, including any and all royalties, bonus amounts, delay rentals and other payments due and payable under any existing or future oil, gas or mineral lease.

Hazardous waste is not being disposed of, nor has it ever been disposed of, on the property Conveyed herein by the Grantor or to the Grantor's actual knowledge.

UNDER AND SUBJECT to any and all Conveyances, Rights-of-Ways, Easements, and/or Agreements, that may be over and across, or under the same, whether visible or invisible, or that may be of record for said premises.

BEING KNOWN AS: 124 DE ROSE ROAD, HALLSTEAD, PA 18822

PROPERTY ID NUMBER: 011.03-1,024.00,000

BEING THE SAME PREMISES WHICH RANDY PAYNE, A/K/A RANDY L. PAYNE, AND NANCY PAYNE, HIS WIFE BY DEED DATED 12/18/2014 AND RECORDED 12/30/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201416428, GRANTED AND CONVEYED UNTO RONALD E. STONE, NOW DECEASED, SINGLE, AND SUSAN H. PARKS, NOW DECEASED, SINGLE.

PROPERTY ADDRESS: 124 De Rose Road, Hallstead, PA 18822

UPI / TAX PARCEL NUMBER: 011.03-1,024.00,000.

Seized and taken into execution to be sold as the property of CHRISTINE JENNINGS SOLELY IN HER CAPACITY AS HEIR OF SUSAN H. PARKS, DECEASED, KATHERINE PARKS AKA KATIE PARKS, SOLELY IN HER CAPACITY AS HEIR OF SUSAN H. PARKS, DECEASED, MICHAEL PARKS SOLELY IN HIS CAPACITY AS HEIR OF SUSAN H. PARKS, DECEASED, THE UNKNOWN HEIRS OF SUSAN H. PARKS, DECEASED AND ROBERTA PLEW AKA BERTA PLEW, SOLELY IN HER CAPACITY AS HEIR OF SUSAN H. PARKS, DECEASED in suit of MIDFIRST BANK.

**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

**JOHN V OLIVER, Sheriff**  
SUSQUEHANNA COUNTY, Pennsylvania