

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-447 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.

The land hereinafter referred to is situated in the City of Hallstead, County of Susquehanna, State of PA, and is described as follows:

All that certain lot, piece or parcel of lands situate, lying and being in Great Bend Township, Susquehanna County, Pennsylvania, bounded and described as follows:

Beginning at a point in the center of State Route 171; said point of beginning being on the common boundary line of lands now or formerly of Swartwood and Sturek; thence leaving the center of State Route 171 and along lands now or formerly of Swartwood the following two (2) courses and distances: 1. South eighty three (83) degrees, eighteen (18) minutes, forty one (41) seconds West, two hundred sixty three and thirty nine hundredths (263.39) feet to an iron pin set; 2. South three (03) degrees, fifty eight (58) minutes, thirty one (31) seconds East, two hundred twenty seven and thirty one hundredths (227.31) feet to an iron pin set on line of lands now or formerly of Sturek; thence along lands now or formerly of Sturek, South seventy eight (78) degrees, twenty one (21) minutes, forty six (46) seconds West, one hundred seventy six and fifty nine hundredths (1756.59) feet to a power pole on line of lands now or formerly of Visser; thence along lands now or formerly of Visser, South seventy three (73) degrees, twenty (20) minutes, six (06) seconds West, four hundred four and no hundredths (404.00) feet to an iron pin found on line of lands now or formerly of Eckenrod; thence along lands now or formerly of Eckenrod and Vail, South seventy (70) degrees, fifty (50) minutes, ten (10) seconds West, one thousand two hundred thirty and two hundredths (1230.02) feet to an iron pin found on line of lands now or formerly of Rood; thence along lands now or formerly of Rood, South, sixty nine (69) degrees, fifty two (52) minutes, fifty (50) seconds West, six hundred eighteen and twenty two hundredths (618.22) feet to a stake on line of lands now or formerly of Nowell; thence along lands now or formerly of Nowell, North nine (09) degrees, forty (40) minutes, ten (10) seconds West, three hundred sixty six and eighty five hundredths (366.85) feet to a point on line of lands now or formerly of Schermerhorn; thence along lands now or formerly of Schermerhorn, North seven (07) degrees, fifteen (15) minutes, forty five (45) seconds East, two thousand four hundred seventy seven and twenty three hundredths (2477.23) feet to an iron pin set on line of lands now or formerly of Sturek; thence along lands now or formerly of Sturek the following two (2) courses and distances: 1. South three (03) degrees, fifty eight (58) minutes, thirty one (31) seconds East, one hundred fifty four and twenty five hundredths (154.25) feet to an iron pin set; 2. North eighty three (83) degrees, eighteen (18) minutes, forty one (41) seconds East, two hundred seventy two and forty seven hundredths (272.47) feet to a point in the center of State Route 171; thence along the center of State Route 171, South three (03) degrees, thirty six (36) minutes, ten (10) seconds West, fifty and eighty one hundredths (50.81) feet to the point of beginning.

Containing: twenty one and eight hundredths (21.08) acres of land more or less as surveyed by Ronald J. Gruzsky, Registered Land Surveyor, November, 1986. Excepting and Reserving to the grantors herein, their heirs and assigns, an easement of right of way along 50 foot strip extending from State Route 171 to the most Westerly boundary of Lot No. 1 as set forth on map recorded with this deed, Said Easement or right of way shall be used in common with the grantors, their heirs and assigns, and the grantees, their heirs and assigns, and others having the right to use said right of way, Those using the right of way shall be responsible for its maintenance,

BEING KNOWN AS: 88 FINCH LANE AKA RR2 BOX 2658, HALLSTEAD, PA 18822

PROPERTY ID NUMBER: 031,00-2,067,04,000

BEING THE SAME PREMISES WHICH MARTIN RUDOLPH AND DONNA RUDOLPH BY DEED DATED 9/9/1999 AND RECORDED 9/16/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 551 AT PAGE 506, GRANTED AND CONVEYED UNTO DOUGLAS M, PARKER, II (AND THE SAID DOUGLAS M. PARKER HAVING DEPARTED THIS LIFE ON 2/6/2021) AND TARA PARKER.

Appurtenances: One (1) - 1 story wood framed vinyl sided dwelling  
One (1) - 8' x 14' x 1 story wood framed shed

PROPERTY ADDRESS: 88 Finch Lane aka RR2 Box 2658, Hallstead, PA 18822

UPI / TAX PARCEL NUMBER: 031.00-2,067.04,000.

Seized and taken into execution to be sold as the property of TARA PARKER in suit of EMBRACE HOME LOANS, INC..

**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**