

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-0215 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, JANUARY 14, 2025**  
**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 Liberty Township, Susquehanna County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Road 806; said point of beginning being on the common division line of lot 3 and lot 2; thence leaving the center of Township Road 806 and along the common division line of lot 3 and lot 2, South eighty two (82) degrees, three (03) minutes, thirty one (31) seconds East, Four hundred fifty two and ten hundredths (452.10) feet to an iron pin set on line of other lands now or formerly of Smith. Thence along other lands now or formerly of Smith the following two (2) courses and distances: 1. South seven (07) degrees, fifty six (56) minutes, twenty nine (29) seconds West, One hundred and no hundredths (100.00) feet to an iron pin set; 2. North eighty two (82) degrees, three (03) minutes, thirty one (31) seconds West, Four hundred fifty two and ten hundredths (452.10) feet to a point in the center of Township Road 806. Thence along the center of Township Road 806, North seven (07) degrees, fifty six (56) minutes, twenty nine (29) seconds East, One hundred and no hundredths (100.00) feet to the point of Beginning. Being lot number 2 of the Smith subdivision.

CONTAINING: ONE AND NO HUNDREDTHS (1.00) ACRES of land more or less as surveyed by Ronald J. Gruzsky, Registered Land Surveyor, December, 1978.

SUBJECT to any easements or rights of way of record or visible on the ground.

Being the same premises which Philip Kirby Orr, by Deed dated 07/30/2021 and recorded 08/05/2021, in the Office of the Recorder of Deeds in and for the County of Susquehanna, in Deed instrument No. 202107257, granted and conveyed unto John Hower, in fee.

Tax Parcel: 049.00-1,022.05,000.

Premises Being: 67 Smith Dr, Hallstead, PA 18822

PROPERTY ADDRESS: 67 Smith Drive, Hallstead, PA 18822-8965

UPI / TAX PARCEL NUMBER: 049.00-1,022.05,000.

Seized and taken into execution to be sold as the property of JOHN HOWER in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC.

**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:  
Brock & Scott, PLLC  
King of Prussia, PA (844) 856-6646

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