

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-743 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 10:30 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.

Beginning at the Northwest corner of Lot No. 24 on Delaware Street, in the Borough of Forest City, thence along Lot No. 22, land of Steven R. Harbetler. Jr., Inst. No. 201504711, S 74° 00' E 57.00' to an iron pin; thence along Parcel A, conveyed to Paul Walaski, S 16° 00' W 10.00' and S 74° 00' E, 57.00' to an iron pin, thence along Parcel A and land of Hodges Realty, LLC, Inst. No. 202003932, S 16° W 40.00' to an iron pin in line of land of Justin Silfee, Inst. No. 200509246, thence along land of Silfee, N 74° 00' W 114.00' to an iron pin on the easterly WW line of Delaware Street, thence along the easterly WW line of Delaware Street, N 16° 00' E 50.00' to the point of beginning, containing 5,130 S.F. of land more or less.

BEING the same real property that Frank Nardone and Susan Nardone, Husband and Wife, transferred to Grace and Faith LLC, on May 18, 2022, with the Deed being recorded on July 1, 2022, in the. Recorder of Deeds in Instrument No. 202205620.

Tax Map No. 268.07-5,074.00

BEING known and numbered as 424-426 Delaware Street, Forest City, PA 18421.

Appurtenances: One (1) - two story wood framed structure

PROPERTY ADDRESS: 424-426 Delaware Street, Forest City, PA 18421

UPI / TAX PARCEL NUMBER: 268.07-5,074.00,000.

Seized and taken into execution to be sold as the property of GRACE AND FAITH LLC in suit of FINANCE OF AMERICA COMMERCIAL, LLC A/K/A FINANCE OF AMERICA MORTGAGE 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:  
Leopold & Associates, PLLC  
Pittsburgh, PA (914) 219-5787 x 490

LANCE M. BENEDICT, Sheriff  
SUSQUEHANNA COUNTY, Pennsylvania