

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-0746 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 9:00 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, lying and being in the Borough of Forest City, County of Susquehanna and State of Pennsylvania, distinguished as Lot Number Seventeen (17) on the Hillside Coal and Iron Company's Plot of lots in the Borough of Forest City aforesaid. Said lot having a frontage of forty (40) feet on the East side of Delaware Street in said Borough of Forest City, Pennsylvania, and said lot being one hundred and fifty (150) feet in depth.

The said premises, described as follows: Bounded North by Valentine Moser, East by W. U. Loft, South by J. J. Walker Estate, and West by Delaware Street.

Parcel No.: 268.07-2,040.00,000.

BEING known and numbered as 720 Delaware Street, Forest City, PA 18421

Being the same property conveyed to Joseph Winans who acquired title by virtue of a deed from Estate of Edmund Urbas, by Carl Urbas, Jr., individually and as Executor of the Estate of Edmund Urbas, dated June 26, 2013, recorded June 27, 2013, as Instrument Number 201308099, Office of the Recorder of Deeds, Susquehanna County, Pennsylvania.

Appurtenances: One (1) - 2 story wood framed dwelling  
One (1) - 6' x 20' x 1 story metal shed

PROPERTY ADDRESS: 720 Delaware Street, Forest City, PA 18421

UPI / TAX PARCEL NUMBER: 268.07-2,040.00,000.

Seized and taken into execution to be sold as the property of JOSEPH G. WINANS, AKA JOSEPH WINANS 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:  
MDK Legal  
Columbus, OH (614) 220-5611

LANCE M. BENEDICT, Sheriff  
SUSQUEHANNA COUNTY, Pennsylvania