

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 8328/2022

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

**MONDAY, OCTOBER 07, 2024**  
**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.

---

All that certain lot, piece or parcel of land, situate, lying and being in the Township of Franklin, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner in the Easterly right of way line of a County or State Highway leading from Dallas to Centermoreland, said corner being twenty-five (25) feet from the center line of said road and in line dividing parcels Nos. 1A and 1B as shown on a map hereinafter mentioned; thence along the Easterly right of way line of said road North 09 degrees 15 minutes East (N 09° 15' E) and hundred eighty-five and seventy one-hundredths (185.70) feet (erroneously stated as 9185.70' in prior deed) to a corner of Parcel No. 2; thence along same South 66 degrees 01 minute East (S 66° 01' E) five hundred seventy and eighty-nine one-hundredths (570.89) feet to a corner in line of land now or formerly of Ira Carle; thence along same South 42 degrees 30 minutes West (S 42° 30' W) forty-eight and forty-six one hundredths (48.46) feet to a corner of parcel 1B; thence along same North 80 degrees 45 minutes West (N 80° 45' W) five hundred twenty-five and fifty-one one-hundredths (525.51) feet to a corner, the place of beginning.

Being all of parcel 1A as shown on a map prepared by Frank A. Shevock, Registered Engineer for Carol B. Ransom, dated May 7, 1960.

Being the same property conveyed to Heather C. Taylor who acquired title by virtue of a deed from Frank J. Taylor and Heather C. Taylor, dated December 21, 2021, recorded January 10, 2022, at Instrument Number 202201692, and recorded in Book 3022, Page 7426, Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

Under and Subject to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

Premises improved with a single family dwelling more commonly known as 745 Demunds Road, Dallas, PA 18612  
Together with all buildings and improvements thereon.

The Property Identification Number of the above-described parcel is 24-B8 -00A-09F-000

PROPERTY ADDRESS: 745 DEMUNDS RD, DALLAS, PA 18612

UPI / TAX PARCEL NUMBER: 24-B8 -00A-09F-000

Seized and taken into execution to be sold as the property of HEATHER C TAYLOR in suit of GUILD MORTGAGE COMPANY LLC.

---

Attorney for the Plaintiff:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 614-220-5611

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania