

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-204 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, FEBRUARY 13, 2024
AT 11:00 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 the Township of Franklin, County of Susquehanna, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Road 756, said point being the most northeasterly corner of lands herein described, said point of beginning being also located along the center of Township Road 756, 609 feet in a northerly direction from the intersection of Township Road 756 with Legislative Route 57075; thence along the center of Township Road 756 the following 3 courses and distances: 1. South 18 degrees 7 minutes West, 473.3 feet to a point; 2. South 52 degrees 45 minutes West 58.5 feet to a point; 3. South 83 degrees 8 minutes West 76.95 feet to a point in the center of Legislative Route 57075; thence along the center of Legislative Route 57075 the following 3 courses and distances: 1. North 70 degrees 22 minutes West 63.2 feet to a point; 2. North 79 degrees 30 minutes West 122.48 feet to a point; 3. North 82 degrees 22 minutes West 132.03 feet to a point in the center of Legislative Route 57075; thence leaving the center of Legislative Route 57075 and along lands this day conveyed to Robert C. Conklin and wife, the following 2 courses and distances: 1. North 7 degrees 35 minutes East 581.52 feet to an iron pin; 2. South 74 degrees 11 minutes East 524.19 feet to the point of beginning.

CONTAINING 6.2 acres of land more or less as surveyed by Ronald J. Gruzesky, Registered Land Surveyor, according to magnetic bearing as taken August 1977. Also to the grantees herein, their heirs and assigns, ingress, egress and regress in common with previous grantors in, over and upon that thirteen foot wide portion of a certain driveway twenty-six feet wide, the center line of which driveway is along the westerly line of the within sold premises, on other premises of previous grantors to the west of the sold premises excepting and reserving, nevertheless, to previous grantors, ingress, egress and regress in, over and upon that thirteen foot wide portion of said twenty six foot wide driveway on and along the westerly side of the within sold premises. Said driveway leads northerly to and from the center line of Legislative Route 57075 and is a width of twenty-six feet, the center line being 581.52 feet in length and being a common line of previous grantors.

SUBJECT to easements or rights-of-way of record or easements on the ground affecting said land.

HAZARDOUS WASTE has not been disposed of on subject property according to grantors, actual knowledge.

BEING land conveyed by Carl F. Conklin and Suzanne Conklin, his wife, to F. Carlyle Chambers and Carol K. Chambers, his wife, by deed dated October 30, 1981, and recorded in Susquehanna County Deed Book 402 page 206. See also Deed Book 419 page 780 for driveway agreement This conveyance is subject to said agreement.

PARCEL# 069-00-2,004.00,000

Property Address (for informational purposes only): 1352 Franklin Hill Road, Hallstead, PA 18822

BEING THE SAME PREMISES which F. Carlyle Chambers and Carol K. Chambers, his wife, by deed dated June 2, 1986, and recorded June 20, 1986, at Book 436, Page 537 in the Office of the Recorder of Deeds of Susquehanna County, PA, granted and conveyed unto Jon Olson and Jacqueline M. Olson, his wife, in fee. AND THE SAID Jacqueline M. Olson passed away on or about November 8, 2008, thereby vesting title of the premises solely unto Jon Olson by operation of law.

PROPERTY ADDRESS: 1352 Franklin Hill Road, Hallstead, PA 18822

UPI / TAX PARCEL NUMBER: 069.00-2,004.00,000.

Seized and taken into execution to be sold as the property of JON OLSEN in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1.

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:
LOGS Legal Group LLP
King of Prussia, PA (610) 278-6800

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania