

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-490 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, OCTOBER 10, 2023**  
**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 PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF NEW MILFORD, COUNTY OF SUSQUEHANNA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE GREAT BEND AND COCHECKTON TURNPIKE ROAD, NOW MAIN STREET OPPOSITE A POST, IT BEING THE NORTHEAST CORNER OF THE GREAT BEND ROAD WADE LOT, NOW OTHER LANDS OF GORDON E. SNYDER AND MELVA W. SNYDER, HIS WIFE, GRANTORS, THENCE ALONG THE MIDDLE OF SAID ROAD NORTH FOUR AND ONE-HALF (4 1/2) DEGREES EAST EIGHT AND FOUR-TENTHS (8.4) PERCHES (ONE HUNDRED THIRTY-EIGHT AND SIXTY HUNDREDTHS) 138.60 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SALLY C. HAYDEN'S HOUSE LOT, NOW LANDS OF EMANUEL KASIMATIS AND CLARA KASIMATIS, HIS WIFE; THENCE BY THE SOUTH LINE OF THE LAST MENTIONED LOT NORTH EIGHTY-NINE AND ONE-FOUR (89 1/4) DEGREES WEST TWENTY-ONE AND FIVE TENTHS (21.5) PERCHES (THREE HUNDRED FIFTY-FOUR AND SEVENTY-FIVE HUNDREDTHS) 354.75 FEET (MORE OR LESS) TO THE LINE OF THE DELAWARE, LACKAWANNA AND WESTERN RAILROAD, THENCE BY SAID RAILROAD LIEN SOUTH NINE AND FIVE-TENTHS (9.5) PERCHES (ONE HUNDRED FIFTY-SIX AND SEVENTY-FIVE HUNDREDTHS) 156.75, MORE OR LESS, TO A POST IN THE NORTH LINE OF LOT FORMERLY OF JOHN HAYDON; THENCE BY LAND LATE OF JOHN HAYDON AND NORTH LINE OF SAID WADE'S LOT, NOW OTHER LANDS OF GORDON E. SNYDER AND MELBA W. SNYDER, HIS WIFE, GRANTORS, NORTH EIGHTY-SEVEN (87) DEGREES EAST TWENTY AND FIVE-TENTHS (20.5) PERCHES (THREE HUNDRED THIRTY EIGHT AND TWENTY FIVE HUNDREDTHS) 338.25 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

CONTAINING 1 ACRES AND 29 PERCHES, OR 1.18 ACRES, MORE OR LESS.

Subject to the same exceptions and reservations as are contained in prior deeds forming the chain of title.

Subject to any and all easements, right-of-ways and agreements for public highways and public utilities as contained in prior deeds forming the chain of title.

TAX ID#: 090.17-1, 003.00,000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1283 Main Street, New Milford, PA 18834

BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO CHRISTOPHER L. PHILLIPS BY CHRISTOPHER L. PHILLIPS AND MELODY C. PHILLIPS IN A WARRANTY DEED EXECUTED 8/1/2003 AND RECORDED 8/13/2003 IN BOOK 585, PAGE 153 OF THE SUSQUEHANNA COUNTY, PENNSYLVANIA LAND RECORDS.

AND THE SAID Christopher L. Phillips a/k/a Christopher Leon Phillips a/k/a Christopher Phillips a/k/a Chris Phillips departed this life on or about October 22, 2021. An Estate was opened on November 2, 2021 thereby vesting title unto Alexandra R. Loukas as Administratrix of the Estate of Christopher L. Phillips a/k/a Christopher Leon Phillips a/k/a Christopher Phillips a/k/a Chris Phillips, deceased.

PROPERTY ADDRESS: 1283 Main Street, New Milford, PA 18834

UPI / TAX PARCEL NUMBER: 090.17-1,003.00,000.

Seized and taken into execution to be sold as the property of ALEXANDRA R. LOUKAS A/K/A ALEXANDRA LOUKAS, ADMINISTRATRIX OF THE ESTATE OF CHRISTOPHER L. PHILLIPS A/K/A CHRISTOPHER LEON PHILLIPS A/K/A CHRISTOPHER PHILLIPS A/K/A CHRIS PHILLIPS, DECEASED AND UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.

**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**