

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019-766 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.

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Borough of Montrose, Susquehanna County, Pennsylvania, bounded and described as follows;

BEGINNING at a point on the east side of Owego Street, an iron pin and being down the street from the Comstock estate line 121 feet; thence along the division line between Lot No. 2 and No. 3 on new survey, north 56 degrees east 191.5 feet to an iron pin corner in the Arthur Wilcox line; thence along the same south 38 ½ degrees east 202 feet to an iron pin corner, thence south 52 degrees west 191 feet to an iron stake set in concrete on east side of Owego Street for a corner; thence along said street north 37 ½ degrees west 202 feet to the place of beginning.

CONTAINING 38,380 square feet of 140 square rods of land be the same more or less and comprising Lot No. 2 in survey made of Myra Willis and Charles F. Willis, June 23, 1966, by County Surveyor Earl T. Kingsbury.

PREMISES BEING 204 Owego Street, Montrose, PA 18801

PARCEL# 124.13-1,074.00.000

BEING the same premises, which Laura J. Nye, now by marriage Laura J. Geertgens, and Gordon Geertgens, her husband by Deed dated July 17, 2018, and recorded in the Office of Recorder of Deeds of Susquehanna County on July 19, 2018, as Instrument#201805445 granted and conveyed unto Paul Henry, single.

Appurtenances: ONE (1) - 2 story wood framed dwelling

PROPERTY ADDRESS: 204 Owego Street, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 124.13-1,074.00,000.

Seized and taken into execution to be sold as the property of PAUL HENRY in suit of LAKEVIEW LOAN SERVICING, 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:
Stern & Eisenberg PC
Warrington, PA (215) 572-8111

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania