

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-1091 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, IN THE TOWNSHIP OF BRIDGEWATER, COUNTY
OF SUSQUEHANNA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE SET IN THE CENTER LINE AND BED OF TOWNSHIP ROAD #673, SAID POINT BEING
THE MOST NORTHERLY CORNER OF THIS PARCEL; THENCE ALONG THE CENTER LINE AND BED OF
TOWNSHIP ROAD #673, OLD COUNTY ROAD, SOUTH FORTY (40) DEGREES FIFTY-FIVE (55) MINUTES NO
(00)SECONDS EAST TWO HUNDRED NINE AND TEN HUNDREDTHS (209.10) FEET TO A POINT, SAID POINT
BEING THE MOST EASTERLY CORNER OF THIS PARCEL; THENCE PASSING OVER THE SOUTHWEST SIDE
OF SAID ROAD, SOUTH FORTY NINE (49) DEGREES TWENTY ONE (21) MINUTES WEST AND PARALLEL TO
AND NORTHERLY THIRTY FEET FROM THE CENTER OF A PROPOSED DRIVE ON REMAINING LANDS OF
CONBOY, NOW OR FORMERLY, ON THE SOUTHEAST, SAID LAND BEING KNOWN AS CONBOY
COMMERCIAL DEVELOPMENT, ONE HUNDRED FIFTY SEVEN AND FIFTY FIVE HUNDREDTHS (157.55) FEET
TO A POINT, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THIS PARCEL, THENCE NORTH
EIGHTY FOUR (84) DEGREES THIRTY ONE (31) MINUTES NO (00) SECONDS WEST, PARALLEL TO AND
THIRTY FEET NORTHERLY OF THE CENTER LINE OF A PROPOSED DRIVE ON AFOREMENTIONED
REMAINING LANDS OF CONBOY, CONBOY COMMERCIAL DEVELOPMENT ON THE SOUTH, LANDS OF
WHICH THIS PARCEL WAS FORMERLY A PART, ONE HUNDRED THREE AND FORTY TWO HUNDREDTHS
(103.42) FEET TO A POINT, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF THIS PARCEL;
THENCE ALONG THE SAME ON THE WEST, NORTH EIGHTEEN (18) DEGREES TWENTY SIX (26) MINUTES
(10) SECONDS WEST ONE HUNDRED SEVENTY TWO AND SEVENTY HUNDREDTHS (172.70) FEET TO A
POINT. IN THE CENTERLINE AND THREAD OF A BROOK OR STREAM RUNNING WESTERLY TO LAKE
MONTROSE, SAID POINT BEING THE MOST NORTHWESTERLY AND WESTERLY CORNER OF THIS PARCEL;
THENCE UPSTREAM ALONG THE CENTER LINE AND THREAD OF SAID STREAM OR BROOK THE
FOLLOWING TWO COURSES AND DISTANCES, NORTH FORTY EIGHT (48) DEGREES TWELVE (12)
MINUTES TEN (10) SECONDS EAST ONE HUNDRED ONE (101.00) FEET TO AN ANGLE POINT, AND NORTH
SEVENTY THREE (73) DEGREES ELEVEN (11) MINUTES TWELVE (12) SECONDS EAST, PASSING OVER THE
SOUTHWEST SIDE OF TOWNSHIP ROAD, SIXTY SEVEN AND SEVENTY FIVE HUNDREDTHS (67.75) FEET TO
A SPIKE SET IN THE CENTER LINE AND BED OF TOWNSHIP ROAD #673, THE POINT AND PLACE OF
BEGINNING.

CONTAINING 1.0354 ACRES, APPROXIMATE TRUE MERIDIAN BY OTHERS 1971. SURVEY PREPARED BY
JAMES WALTON LICENSED LAND SURVEYOR.

ALSO GRANTING AND CONVEYING TO THE GRANTEES HEREIN, THEIR HEIRS AND ASSIGNS, IN COMMON
WITH THE GRANTORS HEREIN, ITS SUCCESSORS AND ASSIGNS, SUCH RIGHTS AS GRANTORS MAY HAVE
TO SEWER LINE EASEMENTS USED OR TO BE USED IN CONNECTION WITH SAID PROPERTY HAVING
BEEN ACQUIRED BY DEED DATED SEPTEMBER 2, 1976 FROM FELIX GEORGE OLENIACZ, ET UX AND
RECORDED IN DEED BOOK 369 AT PAGE 1022 AND BY DEED DATED SEPTEMBER 16, 1976 FROM H.
SUMNER SMITH, ET UX AND RECORDED IN DEED BOOK 369 AT PAGE 1024.

THE PREMISES CONVEYED ARE UNDER AND SUBJECT TO THE RIGHTS OF WAY OF ANY PUBLIC HIGHWAY
AND PUBLIC UTILITY WHICH MAY BE OVER AND ACROSS THE SAME.

TO THE BEST INFORMATION AND BELIEF OF THE GRANTORS HEREIN, SAID PREMISES HAS NEVER BEEN
USED, NOR IS IT PRESENTLY USED, FOR DISPOSAL OF ANY HAZARD WASTE.

ALSO KNOWN AS: 597 OLD COUNTY ROAD, MONTROSE, PA 18801 AND AS RR BOX 7110 OLD COUNTY
ROAD, MONTROSE, PA 18801

Tax Parcel No.: 125.13-1,006.00,000

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Berg and Brenda E. Berg, his wife, by deed from Stephen J.
Luce, single and Debra P. Luce, dated November 28, 2005, recorded December 2, 2005 in the Susquehanna
County Clerk's/Register's Office as instrument Number 200511807.

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Berg and Brenda E. Berg, his wife, by deed from John T.
Lopatofsky, dated November 30, 2005, recorded December 2, 2005 in the Susquehanna County Clerk's/Register's

Office as instrument Number 200511808.

Appurtenances: ONE (1) - 2 story wood framed dwelling
ONE (1) - 24 x 40 garage - detached

PROPERTY ADDRESS: 597 Old County Road, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 125.13-1,006.00,000.

Seized and taken into execution to be sold as the property of KEVIN J. BERG AND BRENDA E. BERG in suit of U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST.

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:
Romano Garubo & Argentieri Counselors at Law LLC
Woodbury, NJ (856) 384-1515

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania