

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-676 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, JUNE 25, 2024
AT 10:00 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, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF BRIDGEWATER, COUNTY OF SUSQUEHANNA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING IN THE CENTER OF THE MACADAM ROAD LEADING TO SOUTH MONTROSE (LE57009), SAID POINT BEING THE NORTHWESTERLY CORNER OF LANDS OF LEE SEHRING; THENCE ALONG SAME ALONG WIRE FENCE SOUTH SIXTEEN (16) DEGREES THIRTY (30) MINUTES EAST THREE HUNDRED THIRTY-SIX (336) FEET TO TWELVE (12) INCH MAPLE TREE FOR A CORNER; THENCE THROUGH OTHER LANDS OR CLOUGH SOUTH EIGHTY-TWO (82) DEGREES TEN (10) MINUTES WEST THREE HUNDRED FORTY-FIVE (345) FEET TO THE CENTER OF AN APPLE TREE; THENCE THROUGH SAME LANDS NORTH ELEVEN (11) DEGREES TWO (2) MINUTES WEST THROUGH IRON POST AT ROADSIDE TWO HUNDRED NINETY FOUR (294) FEET TO THE CENTER OF SAID ROAD; THENCE ALONG THE CENTER OF SAME NORTH SEVENTY-FIVE (75) DEGREES THIRTY (30) MINUTES EAST THREE HUNDRED TWELVE AND TWO TENTHS (312.2) FEET TO THE PLACE OF BEGINNING.

CONTAINING TWO THREE TENTHS (2.3) ACRES OF LAND MORE OR LESS.

Map and Parcel ID: 162.00-1,011.00,000

Being known as: 587 Bendix Road, fka RD 1 Box 256, Montrose, Pennsylvania 18801.

Title to said premises is vested in Paul J. Kurosky and Audrey J. Kurosky, husband and wife by deed from dated October 30, 2006 and recorded November 9, 2006 in Instrument Number 200611749. The said Audrey J. Kurosky died on February 18, 2014 thereby vesting title in her surviving spouse Paul J. Kurosky by operation of law. The said Paul J. Kurosky died on May 17, 2020 without a will or appointment of an Administrator, thereby vesting title in Lynda S. Williams, Known Surviving Heir of Audrey J. Kurosky, Perry Maddox, Known Surviving Heir of Audrey J. Kurosky, Larry Maddox, Known Surviving Heir of Audrey J. Kurosky, Beth Allen, Known Surviving Heir of Audrey J. Kurosky, Beverly Moon, Known Surviving Heir of Audrey J. Kurosky, Clifford Maddox, Known Surviving Heir of Audrey J. Kurosky, Rex Barbur, Known Surviving Heir of Audrey J. Kurosky, and Unknown Surviving Heirs of Audrey J. Kurosky by operation of law.

PROPERTY ADDRESS: 587 Bendix Road, fka RD 1 Box 256, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 162.00-1,011.00,000.

Seized and taken into execution to be sold as the property of LYNDA S. WILLIAMS, KNOWN SURVIVING HEIR OF AUDREY J. KUROSZY, PERRY MADDOX, KNOWN SURVIVING HEIR OF AUDREY J. KUROSZY, LARRY MADDOX, KNOWN SURVIVING HEIR OF AUDREY J. KUROSZY, BETH ALLEN, KNOWN SURVIVING HEIR OF AUDREY J. KUROSZY, BEVERLY MOON, KNOWN SURVIVING HEIR OF AUDREY J. KUROSZY, CLIFFORD MADDOX, KNOWN SURVIVING HEIR OF AUDREY J. KUROSZY, REX BARBUR, KNOWN SURVIVING HEIR OF AUDREY J. KUROSZY AND UNKNOWN SURVIVING HEIRS OF AUDREY J. KUROSZY in suit of RANDOM PROPERTIES ACQUISITION.

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:
McCabe, Weisberg & Conway, LLC
Philadelphia, PA (215) 790-1010

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania