

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-505 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, NOVEMBER 28, 2023
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 Township of Bridgewater, County of Susquehanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center of the Township Road (T518), said point being a corner of lands of Loudon Hill Farm; thence along same South five (5) degrees ten (10) minutes East through stake at roadside, along stonewall and wire fence five hundred eighty seven (587) feet to stake corner; thence through granters' land South eighty seven (87) degrees thirty (30) minutes West three hundred seventy one (371) feet to a stake corner; thence still through granters' land North five (5) degrees ten (10) minutes West through stakes on line five hundred eighty seven (587) feet to the center of said road; thence along same North eighty seven (87) degrees thirty (30) minutes East three hundred seventy one (371) feet to the place of beginning.

The within conveyed premises are also described in accordance with survey made January 1979 by Ronald J. Gruzesky, Surveyor; as follows, to wit:

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Bridgewater, County of Susquehanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Road 518, said point of beginning being on the common boundary line of lands now or formerly of H. Swartz, Inc., and Eifler; thence leaving the center of Township Road 518 and along lands now or formerly of H. Swartz, Inc., South five (05) degrees, ten (10) minutes East, five hundred eighty seven and no hundredths (587.00) feet to an iron pin; thence along lands now or formerly of Paul Cantone the following two (2) courses and distances: (1) South eighty seven (87) degrees, thirty (30) minutes, West three hundred seventy one and no hundredths (371.00) feet to an iron pin; (2) North five (05) degrees, ten (10) minutes, West, five hundred eighty seven and no hundredths (587.00) feet to a point in the center of Township Road 518; thence along the center of Township Road 518, North eighty seven (87) degrees, thirty (30) minutes East, three hundred seventy one and no hundredths (371.00) feet to the point of beginning.

BEING KNOWN AS: 364 CANTONE ROAD, MONTROSE, PA 18801

PROPERTY ID NUMBER: 161.11-1, 008.00

BEING THE SAME PREMISES WHICH THE ESTATE OF CAROLYN JEANNE DEVERS, BY BRYAN C. MCDONALD, EXECUTOR BY DEED DATED 12/9/2021 AND RECORDED 12/10/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #202111421, GRANTED AND CONVEYED UNTO LPR ENERGY, LLC.

PROPERTY ADDRESS: 364 Cantone Road, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 161.11-1,008.00,000.

Seized and taken into execution to be sold as the property of BRYAN C. MCDONALD, SOLELY IN HIS CAPACITY AS THE EXECUTOR OF THE ESTATE OF CAROLYN J. DEVERS, DECEASED in suit of FREEDOM MORTGAGE CORPORATION.

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:
KML Law Group, P.C.
Philadelphia, PA (215) 627-1322

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania