

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-959 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 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 LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF CLIFFORD, COUNTY OF SUSQUEHANNA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROAD 460; SAID POINT OF BEGINNING BEING ON THE COMMON DIVISION LINE OF LOT 6 AND 7; THENCE ALONG THE CENTER OF TOWNSHIP ROAD 460 THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1. NORTH TWO (02) DEGREES, THIRTY (30) MINUTES, FIVE (05) SECONDS WEST, SIXTY ONE AND FORTY SEVEN HUNDREDTHS (61.47) FEET TO A POINT; 2. NORTH FIVE (05) DEGREES, TWENTY FOUR (24) MINUTES, TWELVE (12) SECONDS WEST, SEVENTY SIX AND SIXTY SEVEN HUNDREDTHS (76.67) FEET TO A POINT; 3. NORTH NINE (09) DEGREES, SIXTEEN (16) MINUTES, EIGHTEEN (18) SECONDS WEST, NINETY THREE AND ONE HUNDREDTHS (93.01) FEET TO A POINT; 4. NORTH TWELVE (12) DEGREES, TWENTY-SEVEN (27) MINUTES, THIRTY SIX (36) SECONDS WEST, ONE HUNDRED FIFTEEN AND NO HUNDREDTHS (115.00) FEET TO A POINT; THENCE LEAVING THE CENTER OF TOWNSHIP ROAD 460 AND ALONG THE COMMON DIVISION LINE OF LOT B AND LOT 7 OF STRAWN SUBDIVISION, SOUTH FIFTY EIGHT (58) DEGREES, THREE (03) MINUTES, FIFTY NINE (5) SECONDS EAST, ONE THOUSAND SEVEN HUNDRED FIFTY FIVE AND EIGHTY THREE HUNDREDTHS (1755.83) TO AN IRON PIN SET ON LINE OF LANDS NOW OR FORMERLY OF ADAMS; THENCE ALONG LANDS NOW OR FORMERLY OF ADAMS AND ALONG LANDS NOW OR FORMERLY OF KARL HONES, SOUTH FORTY FOUR (44) DEGREES, THIRTEEN (13) MINUTES, THIRTY EIGHT (38) SECONDS WEST, TWO HUNDRED EIGHTY SIX AND NINETY ONE HUNDREDTHS (286.91) FEET TO AN IRON PIN SET ON THE COMMON DIVISION LINE OF LOT 6 AND LOT 7; THENCE ALONG THE COMMON DIVISION LINE OF LOT 6 AND LOT 7 NORTH, FIFTY SEVEN (57) DEGREES, TWENTY FIVE (25) MINUTES, TWENTY TWO (22) SECONDS WEST, ONE THOUSAND FOUR HUNDRED SEVENTY ONE AND EIGHTY FIVE HUNDREDTHS (1471.85) FEET TO THE POINT OF BEGINNING. CONTAINING TEN AND ONE HUNDREDTH (10.01) ACRES OF LAND MORE OR LESS, AS SURVEYED BY RONALD J. GRUZESKY, REGISTERED LAND SURVEYOR.

BEING KNOWN AS: 966 JONES ROAD FKA BOX 63 C T 460, CLIFFORD, PA 18413

PROPERTY ID NUMBER: 227.00-1-050.03-000

BEING THE SAME PREMISES WHICH DOUGLAS L. GREEN AND JOELLEN GREEN, HIS WIFE BY DEED DATED 9/11/2000 AND RECORDED 12/27/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 579 AT PAGE 599, GRANTED AND CONVEYED UNTO DOUGLAS L. GREEN.

Appurtenances: ONE (1) - 2 story wood framed dwelling  
ONE (1) - 24 x 28 1 story garage  
ONE (1) - wood framed shed

PROPERTY ADDRESS: 966 Jones Road fka Box 63 C T 460, Clifford, PA 18413

UPI / TAX PARCEL NUMBER: 227.00-1,050.03,000.

Seized and taken into execution to be sold as the property of DOUGLAS L. GREEN in suit of NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6.

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