

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-263 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 Silver Lake, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of Township Road 801; said point of beginning being on the common division line of land now or formerly of Shaffer and O'Reilly; thence along the center of Township Road 801 the following two (2) courses and distances: 1. South eighty-one (81) degrees, eighteen (18) minutes, thirty two (32) seconds East, sixty-three and ninety-four hundredth (63.94) feet to a point; 2. South eighty (80) degrees, ten (10), forty-nine (49) second East, one hundred forty-five and fourteen hundredths (145.14) feet to a point; thence leaving the center of Township Road 801 and along common division line of Lots 3 and 4 of O'Reilly Subdivision, South eight (08) degrees, twenty-five (25) minutes, one (01) second West, six hundred fifty and eighty-six hundredths (650.86) feet to an iron pin on line of lands now or formerly of Pudish; thence along said lands of Pudish, North eighty-one (81) degrees, thirty-four (34) minutes, fifty-nine (59) seconds West, four hundred thirteen and forty-one hundredths (413.41) feet to an iron pin on line of lands now or formerly of Murphy; thence along lands now or formerly of Murphy, North fourteen (14) degrees, twenty-one (21) minutes, zero (00) seconds East, four hundred thirty-four and ninety-four hundredths (434.94) feet to an iron pin on line of land now or formerly of Shaffer thence along lands now or formerly of Shaffer the following two (2) courses and distances: 1. South eighty (80) degrees, fifty-eight (58) minutes, forty-four (44) seconds East, one hundred sixty-seven and no hundredths (167.00) feet to an iron pin; 2. North six (06) degrees, twenty-nine (29) minutes zero (00) East, two hundred twenty-four and no hundredths (224.00) feet to the point of beginning.

Containing four and ninety-one hundred (4.91) acres of land more or less as surveyed by Ronald J. Gruzesky, Registered Land Surveyor, according to a Magnetic Bearing as taken September, 1978.

Parcel No. : 025.00-2,044.00,000

BEING known and numbered as 618 Kennedy Road, Brackney, PA 18812

Being the same property conveyed to Michael Nutter who acquired title by virtue of a deed from Thomas A. Rieselman and Elizabeth M. Rieselman, his wife, dated June 30, 2020, recorded July 21, 2020, at Instrument Number 202004875, Office of the Recorder of Deeds, Susquehanna County, Pennsylvania.

Appurtenances: One (1) - 1 story wood framed vinyl dwelling with attached 2 car garage  
One (1) - 24 x 35 wood framed shed / barn

PROPERTY ADDRESS: 618 Kennedy Road, Brackney, PA 18812

UPI / TAX PARCEL NUMBER: 025.00-2,044.00,000.

Seized and taken into execution to be sold as the property of MICHAEL NUTTER in suit of NEXBANK.

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:  
Manley Deas Kochalski LLC  
Columbus, OH (614) 220-5611

LANCE M. BENEDICT, Sheriff  
SUSQUEHANNA COUNTY, Pennsylvania