

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-603 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, JULY 23, 2024
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 real estate situate, lying and being the Township of Harford, Susquehanna County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a southwest corner of land of Ed Miller, formerly known as the Hotchkiss Est., on State Highway, thence along land of Ed Miller in an easterly direction to land of Fred Merritt thence in southerly direction along land of Fred Merritt to a Township Road; thence along said road in a westerly direction to the State Highway; thence along said State Highway to the place of beginning.

THE ABOVE DESCRIBED premises being more accurately described as follows:

BEGINNING at the intersection of SR-0547 and SR-2063, thence along the center line of said road, North 25 degrees 59 minutes 56 seconds East 237.08 feet to a point; thence along the lands now or formerly of Higgins South 59 degrees 09 minutes 3 seconds East 131.99 feet to a concrete post (found); thence along the lands now or formerly of Revie South 23 degrees 56 minutes 52 seconds West to a point in the center line of SR-0547; thence along the center line of said road, North 61 degrees 09 minutes 55 seconds West 140.03 feet to the place of beginning.

CONTAINING .731 acre, more or less.

BEING KNOWN AS: 20 FAIR HILL ROAD, HARFORD, PA 18823

PROPERTY ID NUMBER: 167.09-1.017.00.000

BEING THE SAME PREMISES WHICH STANLEY GURECKI AND LINDA GURECKI BY DEED DATED 8/31/2010 AND RECORDED 9/1/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201014890, GRANTED AND CONVEYED UNTO CAROLINE STONE.

PROPERTY ADDRESS: 20 Fair Hill Road, Harford, PA 18823

UPI / TAX PARCEL NUMBER: 167.09-1,017.00,000.

Seized and taken into execution to be sold as the property of CAROLINE STONE in suit of M & T BANK.

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