

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-650 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, MARCH 26, 2024
AT 9:00 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 those two parcels of land situate in the Bridgewater Township, Susquehanna County, Pennsylvania, bounded and described as follows:

PARCEL No. 1: BEGINNING at a locust tree on the northerly side of L.R. 57022, said point being the southeast corner of lot of Kenneth Blaisure, now or formerly, also being the northeast corner hereof; thence along said Blaisure lot, along wire fence north fifty-eight (58) degrees forty (40) minutes West two hundred fifteen and two-tenths (215.2) feet to a maple tree corner; thence through lands now or formerly of A. Leroy VanHousen south four (4) degrees thirty (30) minutes East one hundred sixty-four (164) feet to the center of the road leading from Route 20 to Brewster Pond (L.R.

57022) opposite iron pin; thence along said road North eighty-three (83) degrees fifty (50) minutes east one hundred sixteen and three tenths (116.3) feet to a point in original line; thence along same north fifty-four (54) degrees fifty-five (55) minutes east sixty-eight (68) feet to the place of beginning. Containing 0.382 acres of land more or less.

PARCEL No. 2: BEGINNING at a twenty-four inch locust tree, said point being the most southeasterly and easterly point corner of this strip of ground, said point also being a northeasterly corner of the Olmstead lot, lands to which this parcel will be added, said point also being an original southeasterly corner of lands now or formerly of Hart and a northwesterly corner of an existing right of way giving ingress, egress and regress to the Hart premises; thence along the northerly lot line of Olmstead along fence line, berm line and tree line, gently uphill along lands of VanHousen, now or formerly, on the south, north fifty seven (57) degrees twenty (20) minutes twenty (20) seconds West three hundred fifty-five and one-tenth (355.1) feet to an iron, said point being the most westerly corner of this parcel; thence along a new division line, along lands now or formerly of Hart, on the northwest, lands of which this parcel was formerly a part, North

thirty-two (32) degrees thirty-nine (39) minutes ten (10) seconds East 46.92 feet running through an iron pin to a point for a corner; thence south 57 degrees 15 minutes East 266.8 feet to an iron west of the drive on the Hart premises; thence along the same on the east, south 29 degrees 23 minutes east 100.03 feet to a 24 inch locust tree original corner, the point and place of beginning. Containing 0.2980 acres. Reference meridian by others, said meridian being approximately ten degrees east of magnetic meridian 1972.

Under and subject to the rights, duties and/or obligations that have arisen or may arise by reason of that certain agreement dated June 11, 1979 between Freida A. VanHousen and Craig E. Sprout and Mary A. Sprout, his wife, regarding the use of a certain spring located on or near the boundary line of the premises herein conveyed.

Hazardous waste is not being disposed of nor has it ever been disposed of on the property conveyed herein by the Grantors or to the Grantors actual knowledge.

BEING MORE PARTICULARLY DESCRIBED AS:

PARCEL 1:

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:

BEGINNING at a point in the center of State Route 2053; said point of beginning being seven hundred twelve and fifty hundredths (712.50) feet to the intersection of State Route 0029 with State Route 2053, being on common boundary line of lands of Hart and Fekette, and being the most southwesterly corner of lands herein described.

THENCE leaving the center of State Route 2053 and along lands of Hart, North three (03) degrees, ten (10) minutes, twenty (20) seconds West, one hundred sixty four and zero hundredths (164.00) feet to a maple tree on the common division line of parcel 2 and parcel 1.

THENCE along the common division line of parcel 2 and parcel 1, south fifty seven (57) degrees twenty (20) minutes, twenty (20) seconds East, two hundred fifteen and eighty six hundredths (215.86) feet to a locust tree on lands of Hart.

THENCE along lands of Hart, South fifty six (56) degrees, fourteen (14) minutes, forty (40) seconds West, sixty eight and zero hundredths (68.00) feet to a point in the center of State Route 2053.

THENCE along the center of State Route 2053 the following two (02) courses and distances: 1. South eighty eight (88) degrees, twenty (20) minutes, fifty (50) seconds West, forty six and seventy one hundredths (46.71) feet to a point; 2. South eighty three (83) degrees, nineteen (19) minutes, twenty four (24) seconds West, sixty nine and ninety hundredths (69.90) feet to the Point of Beginning.

CONTAINING: ZERO AND THIRTY SEVEN (0.37) ACRES of land more or less as surveyed by Ronald J. Gruzesky, Registered Land Surveyor.

THIS deed is conveyed under and subject to the rights of way of any and all Public Highways and Public Utilities which may be over and across the same.

PARCEL 2:

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:

BEGINNING at a locust tree on the common boundary line of lands of Hart and Fekette; said point being located North fifty six (56) degrees, fourteen (14) minutes, forty (40) seconds East, sixty eight and zero hundredths (68.00) feet from the center of State Route 2053 and being the most southeasterly corner of lands herein described.

THENCE along the common boundary line of Parcel 1 and Parcel 2 and along lands of Hart, North fifty seven (57) degrees, twenty (20) minutes, twenty (20) seconds West, three hundred fifty five and ten hundredths (355.10) feet to a point on lands of Hart.

THENCE along lands of Hart the following three (03) courses and distances: 1. North thirty two (32) degrees, thirty nine (39) minutes, ten (10) seconds East, forty six and ninety two hundredths (46.92) feet to a point; 2. South fifty seven (57) degrees, fifteen (15) minutes, zero (00) seconds East, two hundred sixty six and eighty hundredths (266.80) feet to a point; 3. South twenty nine (29) degrees, thirty three (33) minutes, fifty seven (57) seconds East, ninety nine and eighty hundredths (99.80) feet to the Point of Beginning.

CONTAINING: ZERO AND THIRTY THREE (0.33) ACRES of land more or less as surveyed by Ronald J. Gruzesky, Registered Land Surveyor.

THIS deed is conveyed under and subject to the rights of way of any and all Public Highways and Public Utilities which may be over and across the same.

Hazardous waste is not being disposed of, nor has it ever been disposed of on the property conveyed herein by the Grantor or to the Grantor's actual knowledge.

BEING the same premises conveyed to RONALD JAMES COOK and CAROLE E. COOK, his wife, by DONNA M. FEKETTE, in deed dated February 24, 1994 and recorded in Susquehanna County Deed Book 510 at page 1040.

THIS deed is conveyed subject to an agreement between the parties dated July 7, 1994. Said agreement is filed to No. 1994-660 C.P. in the Susquehanna County Court of Common Pleas.

BEING KNOWN AS: 8078 MESHOPPEN CREEK ROAD A/K/A RR6 ROUTE SR 2053 MONTROSE, PA 18801

PROPERTY ID: 143.06-2, 005.00

TITLE TO SAID PREMISES IS VESTED IN RONALD JAMES COOK BY DEED FROM CAROLE E. COOK, DATED AUGUST 31, 1998 RECORDED AUGUST 31, 1998 IN BOOK NO. 542 PAGE 648

PROPERTY ADDRESS: 8078 Meshoppen Creek Road, A/K/A RR6 Route SR 2053, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 143.06-2,005.00,000.

Seized and taken into execution to be sold as the property of RONALD J. COOK A/K/A RONALD JAMES COOK in suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION.

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:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Mt. Laurel, NJ (855) 225-6906

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania