

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-337 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, FEBRUARY 27, 2024**  
**AT 9:30 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, with improvements thereon, in the Township of  
Clifford, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described  
as follows:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF ELKVIEW DRIVE  
(TOWNSHIP ROUTE 477), SAID POINT ALSO BEING THE 435.0 FEET EAST ALONG  
SAID RIGHT OF WAY FROM THE EASTERLY INTERSECTION OF MOUNTAIN  
LAUREL DRIVE, THENCE 30 DEGREES 50 MINUTES EAST 308.68 FEET TO A POINT;  
THENCE SOUTH 47 DEGREES 50 MINUTES EAST 144.86 FEET; THENCE SOUTH 30  
DEGREES 50 MINUTES WEST 309.40 FEET TO A POINT, SAID POINT INTERSECTS  
THE NORTHERLY RIGHT OF WAY OF ELKVIEW DRIVE (TOWNSHIP ROUTE 477);  
THENCE NORTH 47 DEGREES 33 MINUTES WEST 145.00 FEET ALONG SAID RIGHT  
OF WAY TO THE POINT OF BEGINNING.

CONTAINING 43,891 SQUARE FEET (MORE OR LESS).

Subject to easements, restrictions, covenants, agreements, mineral exceptions (if any) of record.

Deed reflected on Map dated March 1986 and recorded in Susquehanna County Courthouse.

Tax/Parcel ID: 248.00-1,049.00

Property Address (for informational purposes only): 801 Elkview Drive a/k/a 43 Elkview Drive,  
Forest City, PA 18421

BEING the same premises which N.P. Dodge, Jr., Trustee, by deed dated May 10, 2002 and  
recorded May 17, 2002 at Book 574, Page 030 in the Office of the Recorder of Deeds of  
Susquehanna County, PA, granted and conveyed unto Leonard Sherman and Kathleen Sherman,  
his wife, in fee. AND THE SAID Leonard Sherman passed away on or about October 15, 2016,  
thereby vesting title to the premises solely unto Kathleen Sherman.

PROPERTY ADDRESS: 801 Elkview Drive, a/k/a 43 Elkview Drive, Clifford Twp., PA 18421

UPI / TAX PARCEL NUMBER: 248.00-1,049.00,000.

Seized and taken into execution to be sold as the property of KATHLEEN SHERMAN in suit of NATIONSTAR  
MORTGAGE LLC.

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:  
LOGS Legal Group LLP  
King of Prussia, PA (610) 278-6800

**LANCE M. BENEDICT, Sheriff**  
**SUSQUEHANNA COUNTY, Pennsylvania**