

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-1066 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, APRIL 09, 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.

## TRACT 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF CLIFFORD, COUNTY OF SUSQUEHANNA AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (SAID PIN BEING THE COMMON CORNER OF LOT NUMBER 24) LOCATED ALONG THE EASTERLY RIGHT-OF-WAY OF ELKVIEW DRIVE; THENCE NORTH TWELVE DEGREES FIFTY-FOUR MINUTES EAST ONE HUNDRED FIFTY (150.00) FEET ALONG SAID RIGHT-OF-WAY TO AND IRON PIN (SAID PIN BEING THE COMMON CORNER OF LOT NUMBER 26); THENCE SOUTH SEVENTY-SEVEN DEGREES FIVE MINUTES EAST FOUR HUNDRED THIRTY-NINE AND NINETY-EIGHT HUNDREDTHS (439.98) FEET TO AN IRON PIN; THENCE SOUTH THIRTEEN DEGREES FIFTEEN MINUTES FORTY-SIX SECONDS WEST ONE HUNDRED FIFTY (150) FEET ALONG LANDS NOW OR FORMERLY OF PENN COAL TO AN IRON PIN; THENCE NORTH SEVENTY-SEVEN DEGREES FIVE MINUTES WEST FOUR HUNDRED THIRTY-NINE AND EIGHTEEN HUNDREDTHS (439.18) FEET TO THE POINT OF BEGINNING.

CONTAINING 1.5 ACRES, BE THE SAME MORE OR LESS.

BEING LOT NUMBERED D-25 IN THE ELKVIEW HEIGHTS DEVELOPMENT ON A MAP OF LANDS NOW OR FORMERLY OF RONALD J. COSKLO, CLIFFORD TOWNSHIP, SUSQUEHANNA COUNTY, PENNSYLVANIA, AS PREPARED BY FRANK H. GARDNER, REGISTERED SURVEYOR. MAP NO. 249.00-1,018,00,000.

## RESTRICTIVE COVENANTS:

1. PROPERTY SHALL BE USED ONLY AS RESIDENCE PROPERTY.
2. PROPERTY SHALL NOT BE UTILIZED AS A COMMERCIAL PROPERTY.
3. DWELLINGS (MOBILE HOMES) SHALL NOT BE ERECTED WHICH LEND THEMSELVES TO BEING MOVED AS A UNIT UPON THE PUBLIC STREETS OR HIGHWAYS.

THE GRANTORS HAVE NOT DISPOSED OF ANY SOLID OR HAZARDOUS WASTE UPON THE PREMISES CONVEYED AND HAVE NO ACTUAL KNOWLEDGE THAT SUCH DISPOSAL EVER OCCURRED.

## AFFIRMATIVE COVENANTS:

1. UNDERGROUND UTILITIES (IF ANY) SHALL BE INSTALLED BETWEEN THE CURB LINE AND THE PROPERTY LINE. UTILITY POLES AND ASSOCIATED EQUIPMENT SHALL BE INSTALLED ACCORDING TO ESTABLISHED PROCEDURE AND EASEMENTS SHALL BE GRANTED TO LOCAL SERVICE, IF NECESSARY.

THE ABOVE-DESCRIBED PREMISES ARE KNOWN AS LOT NO. D-25 IN THE ELKVIEW HEIGHTS DEVELOPMENT AND ARE DESIGNATED IN THE ASSESSMENT RECORDS OF SUSQUEHANNA COUNTY AS MAP NO. 249.00-1,018.00,000.

BEING KNOWN AS: 985 ELKVIEW DRIVE F/K/A 53 ELKVIEW DRIVE, CLIFFORD, PA 18421

PROPERTY ID NUMBER: 249.00-1,018.00,000

BEING THE SAME PREMISES WHICH EDWARD R. MORIARITY AND DIANE HINDS MORIARITY, HIS WIFE BY DEED DATED 11/4/2005 AND RECORDED 12/6/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #200511928, GRANTED AND CONVEYED UNTO JOSEPH HYER, UNMARRIED AND NANCY ARMETTA, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

PROPERTY ADDRESS: 985 Elkview Drive f/k/a 53 Elkview Drive, Clifford, PA 18421

UPI / TAX PARCEL NUMBER: 249.00-1,018.00,000.

TRACT 2 (VACANT LAND)

ALL THAT CERTAIN 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, TO WIT:

BEGINNING AT A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY OF ELKVIEW DRIVE, SAID POINT ALSO BEING THE NORTHERN CORNER OF LANDS NOW OR FORMERLY OF GUZZI (LOT D-23); THENCE NORTH TWELVE DEGREES FIFTY-FOUR MINUTES FIFTY-TWO SECONDS EAST ONE HUNDRED FIFTY (150.00) FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE SOUTH SEVENTY-SEVEN DEGREES FIFTY MINUTES EAST FOUR HUNDRED THIRTY-NINE AND EIGHTEEN HUNDREDTHS (439.18) FEET TO A POINT;

THENCE SOUTH THIRTEEN DEGREES FIFTEEN MINUTES FORTY-SIX MINUTES WEST ONE HUNDRED FIFTY (150.00) FEET; THENCE NORTH SEVENTY-SEVEN DEGREES FIVE MINUTES WEST FOUR HUNDRED THIRTY-EIGHT AND THIRTY-EIGHT HUNDREDTHS (438.38) FEET TO THE POINT OF BEGINNING. LOT REFLECTED ON ELKVIEW SUBDIVISION AS LOT#D-24.

CONTAINING 1.5 ACRES, MORE OR LESS.

THE ABOVE-DESCRIBED VACANT LOT IS KNOWN AS LOT NO. D-24 IN THE ELKVIEW HEIGHTS DEVELOPMENT ADJOINING LOT NO. D-25 LOCATED AT 53 ELKVIEW DRIVE, FOREST CITY, PENNSYLVANIA 18421, AND IS DESIGNATED ON THE ASSESSMENT RECORDS OF SUSQUEHANNA COUNTY AS MAP NO. 268.00-1,015.01,000.

THE GRANTORS HAVE NOT DISPOSED OF ANY SOLID OR HAZARDOUS WASTE UPON THE PREMISES CONVEYED AND HAVE NO ACTUAL KNOWLEDGE THAT SUCH DISPOSAL EVER OCCURRED.

BEING THE SAME PREMISES WHICH EDWARD R. MORIARITY AND DIANE HINDS MORIARITY, HIS WIFE BY DEED DATED 11/4/2005 AND RECORDED 12/6/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #200511929, GRANTED AND CONVEYED UNTO JOSEPH HYER, UNMARRIED AND NANCY ARMETTA, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

BEING KNOWN AS: ELKVIEW DRIVE, ELKVIEW HEIGHTS LOT D-24, CLIFFORD, PA 18421

PROPERTY ID NUMBER: 268.00-1,015.01,000

PROPERTY ADDRESS: Elkview Drive, Elkview Heights Lot D-24, Clifford, PA 18421

UPI / TAX PARCEL NUMBER: 268.00-1,015.01,000.

Seized and taken into execution to be sold as the property of NANCY ARMETTA AND JOSEPH HYER in suit of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY 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