

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-279 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, JUNE 11, 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.

FIRST PIECE:

ALL that certain piece or parcel of land situate, lying and being in the Borough of Susquehanna, County of Susquehanna, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by lands now or formerly of Hadden; on the South by lands now or formerly of Napolitano; on the East by land now or formerly of Passetti and on the West by Maiden Lane.

BEING Lot #369 as laid down on a survey by William Wentz for the Erie Lackawanna Railroad;

SECOND PIECE:

ALSO all that certain piece or parcel of land situate and being the Borough of Susquehanna Depot, County of Susquehanna, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast corner of Lot Number 366 owned by Michael Lynch;

THENCE in an Easterly direction along a land fifty (50) feet in width, fifty (50) feet;

THENCE at right angles to the line of said lane in a northerly direction about one hundred seventy five (175) feet to a lot owned by John Blake;

THENCE along the Southerly line of said Blakes lot about fifty six (56) feet to lot of Lynch aforesaid;

THENCE along the East line of Lynch's lot two hundred (200) feet to the place of beginning.

CONTAINING about thirty four and one half (34 1/2) rods of land more or less.

SAID land being a part of village lot Number 362 as laid down on a map of part of the Borough of Susquehanna as surveyed for William Wentz for the late New York and Erie Railroad Company and resurveyed and allotted by Timothy Boyle.

BEING KNOWN AS: 14 MAIDEN LANE F/K/A 604 MAIDEN LANE, SUSQUEHANNA, PA 18847

PROPERTY ID NUMBER: 00-054.15-2,082.00,000 AND 054.15-2,076.00,000 (VACANT LOT)

BEING THE SAME PREMISES WHICH ANTHONY NAPOLITANO, A/K/A ANTHONY L. NAPOLITANO BY DEED DATED 2/18/2004 AND RECORDED 3/1/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #200501728, GRANTED AND CONVEYED UNTO ROBERT A PARTRIDGE, MARRIED.

PROPERTY ADDRESS: 14 Maiden Lane, f/k/a 604 Maiden Lane, Susquehanna, PA 18847

UPI / TAX PARCEL NUMBER: 054.15-2,082.00,000.

PROPERTY ADDRESS: Maiden Lane (vacant lot), Susquehanna, PA 18847

UPI / TAX PARCEL NUMBER: 054.15-2,076.00,000.

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF ROBERT A. PARTRIDGE, DECEASED AND CASH JAXSON PARTRIDGE SOLELY IN HIS CAPACITY AS HEIR OF ROBERT A. PARTRIDGE, DECEASED in suit of THE HONESDALE NATIONAL 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