

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017-30051

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, AUGUST 26, 2025
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 that certain piece or parcel of land situated, lying and being in the Township of Bridgewater, Susquehanna County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of LR 57009, said point being a common corner now or formerly of Reeves.

THENCE leaving the centerline of said road and along line of Reeves, now or formerly, South 20 deg. 10' 40" West through an iron pin found at roadside One hundred ninety-two and twenty-one one hundredths (192 .21') feet to a stump.

THENCE leaving line of lands now or formerly of Reeves and through lands of the Grantor herein, now or formerly, South 20 deg. 24' 54" West one hundred sixty-six and eighty-eight one hundredths (166.88') feet to an iron pin set, said point being a common corner now or formerly of Harvey.

THENCE North 75 deg. 33' 40" West ninety-four and sixty-one one hundredths (94.61') feet to an iron pipe found.

THENCE North 20 deg. 17' 10" East two hundred eighty-two and twenty-eight one hundredths (282.28') feet to an iron pin set, said point being in line of lands now or formerly of Lockhart.

THENCE along line of lands now or formerly of Lockhart the following two (2) courses and distances:

1. North 66 deg. 00' 16" East forty-three and ninety one hundredths (43.90') feet to an iron pin found,
2. North 64 deg. 46' 59" East seventy-two and eighty-three one hundredths (72.83') feet to a point in the centerline of LR 57009.

THENCE along the centerline of said road South 87 deg. 56' 45" East twelve and twenty-seven one hundredths (12.27') feet to the place of BEGINNING.

Susquehanna County Tax Parcel Number: 161.08-2,025.00,000.

Appurtenances: One (1) - 2 story wood framed dwelling
One (1) - 1 story 24 x 24 wood framed garage
One (1) - 1 story 10 x 24 wood framed shed

PROPERTY ADDRESS: 1617 Bendix Road, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 161.08-2,025.00,000.

Seized and taken into execution to be sold as the property of JAIME E. FREDETTE AND DOROTHY FREDETTE in suit of BRIDGEWATER TOWNSHIP MUNICIPAL AUTHORITY.

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:
Portnoff Law Associates, LTD.
Norristown, PA (866) 720-9748

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania