

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019-1209 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, SEPTEMBER 24, 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 THAT CERTAIN piece of parcel of ground situate in the Township of Auburn, County of Susquehanna and State of Pennsylvania designated as Lot # 7 as show on a plan of minor subdivision made for DANIEL NEWHART, ET UX, by James Walton, Registered Surveyor# 7781 E and Douglas Walton, Registered Surveyor #31440 E, survey begun 9/3/99, map completed 9/30/99, map No S-647-1, bounded and described as follows.

BEGINNING at a point in the center line and bed of S.R #0267, a road running northerly to Rushboro Proper and southerly to Jersey Hill and Auburn Center, said point being the most southeasterly and southerly corner of this parcel, said point also being the most northeasterly and easterly corner of Lot #1, lands of which this parcel was formerly a part, thence along said Lot #1 on the south, remaining lands of Daniel and Patricia Newhart, passing over an iron off the west side of road, North seventy-two (72) degrees fifty-five (55) minutes three (03) seconds West, passing over an iron on line, seven hundred forty-seven and ninety-two hundredths (747.92) feet to an iron, said point being the most southwesterly and westerly corner of this parcel, said point also being a northwesterly and northerly corner of said Lot #1, thence along lands of Joseph and Andrew Masso, now or formerly, on the west, North eight (08) degrees and four (04) minutes fifty-one (51) seconds East two hundred sixty-one and eighty-three hundredths (261.83) feet to an iron found, said point being the most northwesterly and northerly corner of this parcel, thence along lands of Alice Matson, now or formerly, on the north, along marked line, South eighty-one (81) degrees seven (07) minutes seventeen (17) seconds East, passing over an iron found off the west side of road, seven hundred sixty and ninety-six hundredths (760.96) feet to a point in the center line and bed of S.R. #0267, said point being the most northeasterly and easterly corner of this parcel, thence along lands of Alan Saravitz, now or formerly, on the east along the center line and bed of S.R #0267, the following five courses and distances, South eight (08) degrees thirty-nine (39) minutes twenty-two (22) seconds West thirty-seven and fifty-four hundredths (37.54) feet to an angle point, South nine (09) degrees thirty-nine (39) minutes forty (40) seconds West ninety-nine and thirty-nine hundredths (99.39) feet to an angle point, South eleven (11) degrees twenty-four (24) minutes twenty (20) seconds West eighty-five and thirty-seven hundredths (85.37) feet to an angle point, South thirteen (13) degrees thirteen (13) minutes twenty-six (26) seconds West one hundred ten and twenty-two hundredths (110.22) feet to an angle point, South fifteen (15) degrees six (06) minutes thirteen (13) seconds West thirty-six and sixty-four hundredths (36.64) feet to a point in the center line and bed of S.R. #0267, the point and place of BEGINNING.

CONTAINING 5.4702 ACRES, REFERENCE MERIDIAN MAGNETIC 1979. BEING A PART OF DEED BOOK 306 PAGE 94.

PARCEL ID 196.00-2,048.01,000

ALSO KNOWN AS 5749 State Route 267, Meshoppen, PA 18630

BEING the same premises which Mortgage Electric Registrations Systems, Inc., Acting solely as nominee for Countrywide Home Loans, Inc by Deed dated April 21, 2006 and recorded in the Office of Recorder of Deeds of Susquehanna County on May 4, 2006 at Book/Page Instrument #200604399 granted and conveyed unto Sheri Newhart, his wife and Timothy Newhart.

PROPERTY ADDRESS: 5749 State Route 267, Meshoppen, PA 18630

UPI / TAX PARCEL NUMBER: 196.00-2,048.01,000.

Seized and taken into execution to be sold as the property of SHERI NEWHART AND TIMOTHY D. NEWHART in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-13.

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:
Stern & Eisenberg, PC
Warrington, PA (215) 572-8111

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania