

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-259 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, JULY 23, 2024
AT 10:00 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 situate, lying and being in the Borough of Little Meadows, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center of the Warren Road (Maple Street) at the West corner of the Kimball lot, running thence South, 3 1/4° West, 14 8/10 perches to a post in a fence; thence North, 85 1/4° West, 5 35/100 perches to a post; thence North, 3 1/4° East, 14 9/10 perches to the center of the aforesaid highway; thence South 82 3/4° East, 5 35/100 perches to the place of beginning.

CONTAINING: 1/2 acre of land more or less.

BEING the same premises conveyed by Shirley K. Sloane, Widow, to Robert E Peterson and Colleen D. Peterson, his Wife, by deed dated October 23, 1998, and recorded in Susquehanna County Deed Book 543 Page 919.

SUBJECT to easements or rights-of-way of record or visible on the ground.

HAZARDOUS WASTE has not been disposed of on said premises to Grantors' actual knowledge.

UNDER AND SUBJECT to a certain Oil and Gas Lease given to FORTUNA ENERGY, INC., by ROBERT E. PETERSON and COLLEEN D. PETERSON, His wife, dated September 26, 2009 as filed to Susquehanna County Instrument No. 201002557 and all assignments thereon.

BEING the same premises which Robert E. Peterson and Colleen D. Peterson, his wife, by Deed dated 2/16/2018 and recorded 2/22/2018 in the Office of the Recorder of Deeds in and for the County of Susquehanna County in Deed Instrument Number 201801262, granted and conveyed unto Suzanne L. Sunderlin, in fee.

And the said Suzanne L. Sunderlin died on or about February 8, 2023, thereby vesting her interest in Shelly Sunderlin, Heather Green, and Unknown Heirs.

Tax Parcel: 021.05-1-045.00-000

Premises Being: 932 MAPLE ST, Little Meadows, PA 18830

PROPERTY ADDRESS: 932 Maple St., Little Meadows, PA 18830

UPI / TAX PARCEL NUMBER: 021.05-1,045.00,000.

Seized and taken into execution to be sold as the property of SHELLY SUNDERLIN, HEIR TO THE ESTATE OF SUZANNE SUNDERLIN, DECEASED, HEATHER GREEN, HEIR TO THE ESTATE OF SUZANNE SUNDERLIN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUZANNE SUNDERLIN, DECEASED in suit of FREEDOM MORTGAGE CORPORATION.

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:
Brock & Scott, PLLC
King of Prussia, PA (844) 856-6646

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania