

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-792 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:

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 lot, piece or parcel of land situate, lying and being in the Township of Jessup, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Road 528; said point of beginning being the intersection of Township Road 528 with Township Road 482; thence along the center of Township Road 528 the following ten (10) courses and distances: 1. South eighty seven (87) degrees, twenty two (22) minutes, seven (07) seconds West, Ninety eight and ninety one hundredths (98.91) feet to a point; 2. South eighty three (83) degrees, four (04) minutes, forty four (44) seconds West, One hundred seventy one and twenty eight hundredths (171.28) feet to a point; 3. South eighty one (81) degrees, thirty (30) minutes, thirty seven (37) seconds West, One hundred seventy eight and forty six hundredths (178.46) feet to a point; 4. South eighty one (81) degrees, forty three (43) minutes, two (02) seconds West, Ninety four and nineteen hundredths (94.19) feet to a point; 5. South eighty three (83) degrees, six (06) minutes, forty seven (47) seconds West, One hundred ninety eight and sixty four hundredths (198.64) feet to a point; 6. South seventy eight (78) degrees, twenty three (23) minutes, thirty five (35) seconds West, Seventy nine and eighty six hundredths (79.86) feet to a point; 7. South seventy one (71) degrees, fifty nine (59) minutes, twenty four (24) seconds West, Fifty and sixty four hundredths (50.64) feet to a point; 8. South sixty five (65) degrees, thirty two (32) minutes, thirty six (36) seconds West, Forty three and forty six hundredths (43.46) feet to a point; 9. South fifty seven (57) degrees, forty seven (47) minutes, fifty eight (58) seconds West, Two hundred eleven and ninety three hundredths (211.93) feet to a point; 10. South fifty four (54) degrees, eighteen (18) minutes, fifty six (56) seconds West, Sixty two and seventy hundredths (62.70) feet to a point; thence leaving the center of Township Road 528 and along lands now or formerly of Hardic, North two (02) degrees, fifteen (15) minutes, thirty five (35) seconds East, One thousand ninety seven and forty three hundredths (1097.43) feet to a corner tree in line of lands now or formerly of Brown; thence along lands now or formerly of Brown, South eighty seven (87) degrees, twenty eight (28) minutes, fifty one (51) seconds East, One thousand one hundred twenty nine and ninety eight hundredths (1129.98) feet to a point in the center of Township Road 482; thence along the center of Township Road 482 the following four (4) courses and distances: 1. South four (04) degrees, five (05) minutes, thirty four (34) seconds West, Four hundred twenty eight and forty five hundredths (428.45) feet to a point; 2. South three (03) degrees, forty (40) minutes, two (02) seconds West, one hundred forty two and seventy three hundredths (142.73) feet to a point; 3. South zero (00) degrees, fifty (50) minutes, fifty two (52) seconds West, Ninety three and forty eight hundredths (93.48) feet to a point; 4. South zero (00) degrees, thirty four (34) minutes, one (01) second East, Ninety five and forty nine hundredths (95.49) feet to the Point of Beginning.

CONTAINING: Twenty two and thirty five hundredths (22.35) acres of land more or less as surveyed by Roanld J. Gruzsky, Register Land Surveyor.

BEING the same piece or parcel of land now designated and described in Susquehanna County Map File No. 1934 as Lot 5 of lands of Decker.

Less and excepting all that certain tract, piece or parcel of land conveyed in Deed Book 486, Page 33.

The improvements thereon being known as 63 Brown Road, Montrose, Pennsylvania - 18801.

Parcel ID: 158.00-2,015.02

Title is vested in Christopher Nelson and Alicia Grenier, by deed from Elise Kilmer and Jacqueline Kilmer, dated August 28, 2019, and recorded on September 5, 2019 in the Susquehanna County Recorder of Deeds as Instrument Number: 201907185.

Appurtenances: One (1) - 27 x 56 manufactured double wide dwelling  
One (1) - 30 x 40 wood framed shed

PROPERTY ADDRESS: 63 Brown Road, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 158.00-2,015.02,000.

Seized and taken into execution to be sold as the property of ALICIA GRENIER AND CHRISTOPHER NELSON in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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**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:**  
Padgett Law Group  
Havertown, PA (850) 422-2520

**JOHN V OLIVER, Sheriff**  
SUSQUEHANNA COUNTY, Pennsylvania