

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-0220 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, OCTOBER 08, 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 real estate, as improved, situate, lying and being in the Borough of Montrose, Susquehanna County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by lands of the late William Post; on the East by South Main Street; on the South by Public Alley; and on the West by Public Alley.

BEING known as No. 15 South Main Street.

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

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Julie R. Garrison, by virtue of a Deed of Nancy G. Wood, widow, dated June 29, 2015, and recorded in Susquehanna County Recorder of Deeds Office on June 29, 2015, to Susquehanna County Instrument No. 201506216.

Subject to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVEMENTS thereon consist of: commercial property

PROPERTY BEING:KNOWN AS: 489 South Main Street, Montrose, PA 18801

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:  
Map/Parcel/Plate No.: 124.13-3.017.00.000

PROPERTY ADDRESS: 489 South Main Street, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 124.13-3,017.00,000.

Seized and taken into execution to be sold as the property of JULIE R. GARRISON A/K/A, JULIE R. JOHNSON AND THE UNITED STATES OF AMERICA in suit of FAIRPORT ASSET MANAGEMENT 2 REO, LLC.

**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:  
Hourigan, Kluger & Quinn Law Offices  
Kingston, PA (570) 287-3000

**LANCE M. BENEDICT, Sheriff**  
**SUSQUEHANNA COUNTY, Pennsylvania**