

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-454 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 10, 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 lot, piece or parcel of land situate, lying and being in the Township of Lenox, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNNG at a point in the center of Township Road 436, said point of beginning being the common boundary line of lands now or formerly of Norton and Mensel; said point of beginning being the most southeasterly corner of lands herein described; thence along the center of Township Road 436, South fifty-one degrees twenty-two minutes fifty-four seconds West (S 51 deg. 22 min. 54 sec. W) 300 feet to a point; thence leaving the center of Township Road 436 and through lands now or formerly of Norton North thirty-eight degrees five minutes seventeen seconds West (N 38 deg. 05 min. 17 sec- W) 1,693.55 feet to an iron pin on line of lands now or formerly of Pokalsky; thence along lands now or formerly of Pokalsky and Mensel, North forty-eight degrees fifty-nine minutes eighteen seconds East (N 48 deg. 59 min. 18 sec. E) 300.38 feet to a stone corner; thence along lands now or formerly of Mensel South thirty-eight degrees five minutes seventeen seconds East (S 38 deg. 05 min. 07 sec. E) 1,706.10 feet to the point of Beginning.
CONTANING 11.71 acres of land, more or less, as surveyed by Ronald J. Gruzesky, Registered Land Surveyor, according to a bearing as taken May, 1980.

This conveyance of the premises hereinabove described is made UNDER AND SUBJECT to the rights-of way of any and all public highways and public utilities which may be over and across the same.
A map of lands showing the premises conveyed herein is recorded in Deed Book 393 at page 357.
The above-described premises are situated at and known as R.R. No. 1 Box 1246, Nicholson, Pennsylvania 18446, and are designated on the assessment records of Susquehanna County as Map No. 224.00-1,034.00,000.

BEING the same premises as conveyed to the grantors herein, Linda Karp and Michael J. Karp, her husband, from Linda Karp, Executrix of the Estate of Ronald Edward Morcom a/k/a Ronald E. Morcom and Ellen Morcom, by deed dated June 20, 2008 and recorded in the Susquehanna County Recorder's Office at Instrument Number 200809329.

Grantors, their heirs, successors and assigns retain oil, gas and mineral rights currently vested in the grantors and located upon the above state realty. No oil, gas and/or mineral rights are being conveyed pursuant to this instant deed of transfer of realty.

HAZARDOUS WASTE IS NOT BENG DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY CONVEYED BY THE GRANTOR OR TO THE GRANTOR'S ACTUAL KNOWLEDGE.

PROPERTY IDENTIFICATION NUMBER:

224.00-1,034.00,000

PROPERTY ADDRESS: 1649 McCarthy Road, Nicholson, PA 18446

UPI / TAX PARCEL NUMBER: 224.00-1,034.00,000.

Seized and taken into execution to be sold as the property of JEREMY ADAMS AND TAMMY ADAMS in suit of MICHAEL J. KARP AND LINDA KARP.

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:
Nepa & McGraw, P.C.
Carbondale, PA 570-282-7050

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania