

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-847 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 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 Gibson Township, county of Susquehanna and Conunonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Route 2067; said point of beginning being the intersection of State Route 2067 with Township Road 550;

THENCE along the center of State Route 2067 the following six (6) courses and distances: 1. North eleven (11) degrees, fifty eight (58) minutes, fifty seven (57) seconds West, eighty seven and forty five hundredths (87.45) feet to a point; 2. North five (05) degrees, forty three (43) minutes, eighteen (18) seconds West, one hundred six and twenty hundredths (106.20) feet to a point; 3. North one (01) degree, thirty three (33) minutes forty three (43) seconds East, sixty six and eighty two hundredths (66.82) feet to a point; 4. North eleven (11) degrees, twenty three (23) minutes, fifty seven (57) seconds East, sixty eight and two hundredths (68.02) feet to a point; 5. North eighteen (18) degrees, twelve (12) minutes, five (05) seconds East, ninety six and twenty six hundredths (96.26) feet to a point; 6. North twenty two (22) degrees, zero (00) minutes, zero (00) seconds East, fifty and no hundredths (50.00) feet to a point;

THENCE leaving the center of State Route 2067 and along other lands of Kokinchak the following five (5) courses and distances: 1. North eighty eight (88) degrees, forty five (45) minutes, twenty one (21) seconds East, two hundred thirty one and fourteen hundredths (231.14) feet to an iron pin set; 2. South forty nine (49) degrees, thirty six (36) minutes, fifty nine (59) seconds East, one hundred thirty seven and sixty seven hundredths (137.67) feet to an iron pin set; 3. South eight (08) degrees, thirty one (31) minutes, seven (07) seconds West, one hundred sixteen and eleven hundredths (116.11) feet to a point; 4. South twenty five (25) degrees, forty four (44) minutes, thirty two (32) seconds West, one hundred fifty two and seventy seven hundredths (152.77) feet to an iron pin set; 5. South seven (07) degrees, fifty nine (59) minutes, twenty three (23) seconds West, two hundred seventy seven and seventy nine hundredths (277.79) feet to a point in the center of State Route 2067;

THENCE along the center of State Route 2067 the following five (5) courses and distances: 1. North seventy four (74) degrees, forty two minutes, twenty five (25) seconds West, thirty one and no hundredths (31.00) feet to a point; 2. North seventy (70) degrees, two (02) minutes, nineteen (19) seconds West, seventy and fifty one hundredths (70.51) feet to a point; 3. North sixty five (65) degrees, three (03) minutes, forty seven (47) seconds West, ninety seven and sixty six hundredths (97.66) seconds West, fifty four and forty hundredths (54.40) feet to a point; 5. North twenty eight (28) degrees, fourteen (14) minutes, fifty two (52) seconds West, forty seven and no hundredths (47.00) feet to the point of beginning.

CONTAINING 4.12 acres of lands, more or less. Being the same premises as shown on a map of certain lands in Gibson Township as surveyed by Ronald J. Gruzesky, Registered Land Surveyor, dated 1992, Map No. 5722.

THIS deed is conveyed 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.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Stephen C. Gaffney, single, by virtue of a Deed of Anne S. Kirsh, widow, dated June 5, 2008, and recorded in Susquehanna County Recorder of Deeds Office on June 10, 2008, to Susquehanna County Instrument No. 200808088.

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: Residential single-family home

PROPERTY BEING KNOWN AS: 8110 State Route 2067, Susquehanna, PA 18847

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:
Map/Parcel/Plate: 149.00-3,086.00,000

Appurtenances: One (1) - 3 story wood framed vinyl and stone sided dwelling
One (1) - 2 story attached guest house wood framed vinyl and log sided
One (1) - 24' x 24' wood framed 2 car garage

PROPERTY ADDRESS: 8110 State Route 2067, Susquehanna, PA 18847

UPI / TAX PARCEL NUMBER: 149.00-3,086.00,000.

Seized and taken into execution to be sold as the property of STEPHEN C. GAFFNEY in suit of PEOPLES SECURITY BANK & TRUST SUCCESSOR IN INTEREST TO PEOPLES NATIONAL BANK.

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
Kingston, PA (570) 287-3000

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania