

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018-59 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.

Property Descriptions:

Real Property Tax Parcel No. 116.17-1,027.00,000
Real Property Tax Parcel No. 116.17-1,023.00,000
Located at 486 Locust Lane (at Wrighter Lake),
Thompson Township, Susquehanna County, Pennsylvania

First Parcel of Tax Parcel #116.17-1,027.00,000: Deed Book 440 Page 239
Tax Claim Deed Number 201502448

Lot Containing 0.39-Acres (63.42 sq. rods):

"All that certain piece or parcel of land situate, lying and being in the Township of Thompson, County of Susquehanna, State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe corner in the center of a proposed roadway being the southeasterly corner of a lot owned by Bloomer; thence along the said Bloomer line, North 71 degrees West 150 feet to iron pipe corner being the northeasterly corner of said Bloomer lot; thence along the lands of Conrad Regan, North 34 degrees 30 minutes East 162 feet to iron pipe corner on Northwest side of Lake driveway; thence along same, South 42 degrees 30 minutes East 9 feet to iron pipe corner; thence by lot of Pearce South 34 degrees 30 minutes West 14 feet to iron pipe corner; thence by said Pearce lot line South 38 degrees 30 minutes East 142 feet to iron pipe corner; thence along lands of Martin V. Hopkins South 34 degrees 30 minutes West 68 feet to the place of beginning.

Containing 63.48 square rods (0.39-acres) of land be the same more or less as surveyed Leonard LaBarre, August 13, 1976. See survey attached hereto as Exhibit - "A".

Lot containing 0.39-acres of land. Conrad H. Regan and Irene Regan, his wife, to Martin V. Hopkins and Dorothy Hopkins, his wife), by deed dated August 31, 1976. Recorded at Deed Book 370 Page 1040, August 31, 1976 in the Office of the Recorder of Deeds in and for Susquehanna County, Pennsylvania.

Excepting and Reserving to Grantors, theirs and assigns, such part of the Lake Drive as may be included in the above description.

Grantor also grants and conveys to Grantees, their heirs and assigns, right to use the Lake Drive for ingress, egress and regress to and from said land and the public road in common with grantors, their heirs and assigns.

BEING a portion of lands conveyed to Martin V. Hopkins and Dorothy Hopkins, his wife, by Deed Dated August 31, 1976, and recorded in Deed Book 370 Page 1040.

UNDER AND SUBJECT, nevertheless, that the hereby granted lot or piece of ground and any building now thereon erected and any which may hereafter be erected shall be and remain subject to the following conditions:

1. No more than one dwelling house and private garage may be constructed on each lot and the house must be built no less than 50-feet from the existing Lake Road.
2. That said building and any building now thereon or to be erected on said land shall not be used for any business or commercial purpose, nor for any purpose except as a private dwelling house with private garage.
3. That no house trailer shall occupy said land.
4. Each owner must dispose of all sewage through means of a septic tank which may be individually owned and all premises shall be maintained in a neat sanitary manner.

The Grantees, for themselves, their heirs and assigns, agree to and with the Grantors, their heirs

and assigns, that said restrictive covenants and conditions shall be covenants running-with-the-land and that in any deed of conveyance of said premises or any part thereof, to any person or persons, said restrictions and conditions shall be incorporated in such deed or deeds of conveyance as fully as the same are contained in this indenture.

Second Parcel of Tax Parcel #116.17-1,027.00,000: Deed Book 440 Page 236
Tax Claim Deed Number 201502448

Lot of 8,800-square feet of land (0.20-acres)

All that certain parcel, piece or plot of land situate, lying and being in the Township of Thompson, County of Susquehanna and State of Pennsylvania, more fully described and bounded as follows, to wit:

BEGINNING at a point on the northerly edge of Wrighter's Lake, being the common corner of lands of Russel Parks and lands of Tennant; Thence along said line of lake 43.0-feet measured westerly to a point common to other lands of Tennant Estate; Thence along said line North 52 degrees West 159.0-feet to a point on the southerly edge of a dirt road common to lands of Regan; Thence along Regan lands North 36 degrees 30 minutes East 66.0-feet to a point common to lands of Russell Parkes; Thence along said Park's land (and land reserved for a thirteen foot (13-ft.) driveway from a twenty-foot (20-ft.) road to the lake a distance of 196.2-feet to the place or point of beginning.

Containing 8,800.0-square feet (0.2020-sq.ft.) of land more or less and being a portion of the same lands as shown on a map of survey of C.M. Lewis dated June 1, 1928.

Also being a portion of the same premises conveyed by Edward H. Miller and Arlene T. Hand, Executors of the Estate of Frances E. Sitterley, Marjorie Tenant and Arlene T. Hand and Rowland R. Hand, her husband to Martin V. Hopkins and Dorothy Hopkins, his wife by deed dated June 16, 1969, and recorded in Susquehanna County in Deed Book 330 Page 1088.

Under and subject to all reservations, conditions, exceptions and restrictions as are contained in the deeds forming the chain of title.

Tax Parcel Number 116.17-1,023.00,000, Deed Book 440 Page 243
Tax Claim Deed Number 201502449

Lot Containing 3,484.8 square feet of land (0.08-acres)

All that certain piece or parcel of land situate on the Township of Thompson, Susquehanna County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southerly side of roadway running through lands now or formerly of George Hubbard; Thence South fifty-six (56) feet, more or less, along lands now or formerly of Emlyn and Eleanor Parry to lands now or formerly of George A. Sprague; Thence along line of lands now or formerly of said Sprague one hundred four (104) feet West, more or less; Thence north nine (9) feet, more or less, to the aforesaid roadway; Thence along said roadway on the southerly side to the place of beginning.

BEING the same premises conveyed to Martin V. Hopkins and Dorothy Hopkins, his wife, by Nancy Pearce and W. Edward Pearce, her husband, by deed dated August 15, 1977, and recorded in the Office of the Recorder of Deeds of Susquehanna County in Deed Book Number 375 Page 272.

Appurtenances: One (1) - 1 story 31' x 32' wood framed wood sided cottage
One (1) - 1 story 5' x 5' attached wood framed wood sided shed

PROPERTY ADDRESS: 486 Locust Lane, Wrighter Lake, Thompson, PA 18465

UPI / TAX PARCEL NUMBER: 116.17-1,027.00,000.

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Appurtenances: One (1) - 16 x 20 wood framed dwelling with asphalt siding red in color

PROPERTY ADDRESS: Carroll Road, Wrighter Lake, Thompson, PA 18465

UPI / TAX PARCEL NUMBER: 116.17-1,023.00,000.

Seized and taken into execution to be sold as the property of ALAN C. BLOOMER in suit of ANDREAS PLONKA AND CAROLINE PLONKA ANDREAS C. PLONKA.

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:
Charles L. E. Wage, Attorney at Law
Montrose, PA (570) 278-7155

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania