

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0717 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 23, 2025
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 land situate, lying and being in the Borough of Montrose, County of Susquehanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin situate on the westerly boundary line of lands of Gerald L. Lathrop, et ux, said iron pin being 36 feet from an iron pin set on the edge of Prospect Street; thence in a southerly direction along the lands of Gerald L. Lathrop, et ux, 59 feet to an iron pin for a corner, thence in a westerly direction on a course perpendicular to the first course herein 13 feet to a point for a corner; thence in a northerly direction on a course parallel to the first course herein 59 feet to a point for a corner; thence in an easterly direction 13 feet to the place of beginning.

ALSO, ALL that certain parcel or lot of land situate, lying and being in the Borough of Montrose, County of Susquehanna, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the westerly side of Prospect Street 14 feet northerly from the northeast corner of a lot also being conveyed by grantors herein to Jack D. Griffis; thence on a curve along said Prospect Street as it curves northerly and westerly 173 feet to a corner, thence southerly ,S. 6 deg. 30 min. E. 82' along extended rear line of a lot conveyed to Jack D. Griffis and marked N. 6 deg 30 min W. eighty two feet to a corner and driveway; thence along said driveway easterly 105 feet to place of beginning.

CONTAINING 5450 sq. ft. of land more or less.

TOGETHER with the right to use of a driveway 14 feet wide extending from said Prospect Street to rear of said lots, seven feet of the width of said driveway being on lot above conveyed and seven feet to said width being on the northerly side of lot being conveyed to Jack D. Griffis; said driveway being 105 feet from said Prospect Street and extending to rear of said lots and not to be obstructed in any way by Grantees, their heirs and assigns and to be used in common with the owners of lot being conveyed by grantors herein to Jack D. Griffis, their heirs and assigns. Said driveway is conveyed as above to grantees their heirs and assigns.

Being the same premises which Tyler C Kelly and Tanya L. Kelly; by Deed dated 08/25/2017 and recorded 08/31/2017, in the Office of the Recorder of Deeds in and for the County of Susquehanna, granted and conveyed unto Michael A. Spencer, single and Elizabeth A. Turcotte, single, in fee.

Tax Parcel: 124.13-2,003.00

Premises Being: 476 Prospect St, Montrose, PA 18801

Appurtenances: One (1) - 2 story wood framed dwelling with vinyl and brick siding
One (1) - 2 story wood framed garage with vinyl and brick siding

PROPERTY ADDRESS: 476 Prospect Street, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 124.13-2,003.00,000.

Seized and taken into execution to be sold as the property of MICHAEL A. SPENCER AND ELIZABETH TURCOTTE in suit of FREEDOM MORTGAGE CORPORATION.

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:
Brock & Scott, PLLC
King of Prussia, PA (844) 856-6646

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania