

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0432 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, MAY 13, 2025
AT 9:30 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 and lying in the Borough of Susquehanna and County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by lands of the late John Donahue and Dr. H. A. Tingley; on the East of the land of E. H. House; on the South by lands of Thomas E. Walsh and E. H. House; on the West by Second Street, being sixty feet front the Second Street and extending back therefrom in an Easterly direction the same width one hundred feet; the said lot being portion of lots number 103 and 105 as laid out by the late New York and Erie Railroad Company as part of the village (now borough) Susquehanna Depot.

Together with the right and privilege of using water from a certain spring as reserved by Nicholas Irving in their deed portion of said lots to David Brooks and the same as reserved and allowed in the deed of Hannah Tierney from the Austins. Said reservation being the right to lay a pipe one foot from the bottom of said spring and conduct the water therefrom to the premises hereby conveyed and the right or privilege to enter upon said Brooks land to lay and repair same. The said Nicholas Irving and Hannah Irving reserving the right and privilege of said spring hereby conveyed the right to lay and attach a pipe to the pipes as laid by said Rymer to said spring and conduct the water therefrom to remaining portion of said lots formerly owned by Hannah Irving.

The within conveyed premises are 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.

Hazardous waste is not being disposed of, nor has it ever been disposed of, on the property conveyed herein by the Grantors or to the Grantors actual knowledge.

BEING the same premises conveyed to Robert T. Chiarella and Catherine Chiarella, his wife, by Allen C. Lawson and Jennifer M. Lawson, his wife, by deed dated November 22, 1991 and recorded in Susquehanna County Deed Book 479 at page 685.

BEING the same premises conveyed to John L. Amirault by Robert T. Chiarella and Catherine Chiarella, his wife, by deed dated August 18, 1999 and recorded August 18, 1999 in Susquehanna County Deed Book 550 at page 647.

Tax Parcel No. 054.14-3-023.00-000

Property known as 5022 2nd Avenue, f/k/a 107 2nd Avenue, Susquehanna, PA 18847

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

PROPERTY ADDRESS: 5022 2nd Avenue, f/k/a 107 2nd Avenue, Susquehanna, PA 18847

UPI / TAX PARCEL NUMBER: 054.14-3,023.00,000.

Seized and taken into execution to be sold as the property of JOHN L. AMIRAULT in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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:
Hill Wallack LLP
Yardley, PA (215) 579-7700

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania