

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0859 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 9:30 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, lying and being in the Borough of Hallstead, County of Susquehanna, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

FIRST PIECE: BEGINNING on Pine Street, three feet from the corner of said Theodore H. Hays lot (which is the following described piece of land); thence Northerly in a direct and straight line one hundred and fifty feet more or less (150) to the line of Michael Fitzgerald lot; thence Easterly along the line of the said Michael Fitzgerald lot three (3) feet to the lot now or lately owned by Theodore Hays; thence Southerly along the line of said Theodore H. Hays lot one hundred and fifty feet (150) more or less to Pine Street; thence along said Pine Street in a Westerly direction three (3) feet to the place of beginning.

SECOND PIECE: BEGINNING at an iron stake on Pine Street running North along the lands (now or formerly) of Rufus Smith 150 feet more or less to (now or formerly) Henry Talmadge line; thence along said Talmadge land 50 feet to an iron post; thence South along the land of John H. VanLoan (now or formerly) 150 feet to an iron post on Pine Street; thence West running along said Pine Street 50 feet to the place of beginning.

BEING the same premises conveyed to Patrick Moser and Mia Moser, his wife, from Donald Knott and Valerie Knott, his wife, by deed dated July 15, 2022 and recorded July 19, 2022 in the Susquehanna County Recorder's Office at Instrument Number 202206159.

Tax Parcel No. 031.19-3,023.00

Property known as 12 Pine Street, Hallstead, PA 18822

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

PROPERTY ADDRESS: 12 Pine Street, Hallstead, PA 18822

UPI / TAX PARCEL NUMBER: 031.19-3,023.00,000.

Seized and taken into execution to be sold as the property of PATRICK MOSER AND MIA MOSER 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

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania