

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0599 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 10:30 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 lot, piece or parcel of land lying, being and situate in the Township of Bridgewater, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of the public road leading from South Montrose to Brooklyn

Thence by other lands of Grantors South forty-two (42°) degrees East five hundred twenty (520) feet to the center of another public road;

Thence along the center of the same South seventy-four (74°) degrees thirty (30) minutes West three hundred (300) feet to the intersection with the first mentioned road;

Thence along the center of the same North nine (9°) degrees West four hundred thirty-two (432) to the place of beginning.

Containing one and one half (1 1/2) acres of land more or less.

The within conveyed premises is 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.

Parcel No.: 162.00-1,008.00

BEING known and numbered as 708 Bendix Road, AKA RR1 Box 257, Montrose, PA 18801

Being the same property conveyed to Casey L. Ransom and Jesse Ransom, her husband who acquired title, as tenants by the entirety, by virtue of a deed from Stanley L. French and Brandy C. French, his wife, dated May 29, 2008, recorded June 30, 2008, as Instrument Number 200809579, Office of the Recorder of Deeds, Susquehanna County, Pennsylvania.

Appurtenances: One (1) - wood framed 2 story dwelling with vinyl siding
One (1) - 24' x 24' detached garage

PROPERTY ADDRESS: 708 Bendix Road, AKA RR1 Box 257, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 162.00-1,008.00,000.

Seized and taken into execution to be sold as the property of CASEY L. RANSOM AND JESSE RANSOM in suit of WELLS FARGO BANK, N.A..

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:
Manley Deas Kochalski LLC
Columbus, OH (614) 220-5611

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania