

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0959 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 11:00 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 1and situate, lying and being in Bridgewater Township, Susquehanna County, Pennsylvania, bounded and described as follows:

BEGINNING at a point for a corner in the center of State Highway No. 57080, said point being the southwesterly corner hereof and said point also being located the following two (2) courses and distances as measured along the center of said Township Road No. 502 from the Northeast corner of lands of Harry Burrows, Jr.: South seventy one (71) degrees East sixteen (16) feet; and South seventy eight (78) degrees forty five (45) minutes East four hundred four (404) feet; thence proceeding through pin at roadside along staked and blazed line through new divisional line of other lands now or formerly of Kendall Strawn, et al., grantors herein, North four (4) degrees twenty seven (27) minutes East one thousand eight hundred eighty (1,880) feet to a pin for a corner in line of lands now or formerly of Alexander Sparks; thence proceeding along lands of said Sparks along or near fence line South eighty one (81) degrees forty seven (47) minutes East two hundred fifty (250) feet to a pin for a corner; thence proceeding along staked line through new divisional line of other lands now or formerly of said Strawn, et al., through pin at roadside South five (5) degrees twenty six (26) minutes West one thousand nine hundred seventy seven (1,977) feet to a point for a corner in the center line of said State Highway No. 57080; thence proceeding along center of same the following two (2) courses and distances; North forty four (44) degrees fifty four (54) minutes West one hundred twenty six (126) feet and North seventy one (71) degrees West one hundred twenty four (124) feet to a point for a corner and the place of beginning.

CONTAINING 10.24 acres of land be the same more or less according to survey map no. 9312-2, notebook no. 188 prepared August 27, 1974 by George K. Jones and Associates and designated parcel no. two (2) thereon.

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 Grantor or to the Grantor's actual knowledge.

Being the same premises which Mark Susquehanna Associates, L.P., by Deed dated 09/30/2010 and recorded 10/05/2010, in the Office of the Recorder of Deeds in and for the County of Susquehanna, in Deed Instrument No. 201017217, granted and conveyed unto Gregg M. Lewis, in fee.

Tax Parcel: 104.00-1,007.00,000.

Premises Being: 1434 North Rd, Montrose, PA 18801

Appurtenances: One (1) - 1 story wood framed dwelling with aluminum siding
One (1) - attached 1 car garage with aluminum siding

PROPERTY ADDRESS: 1434 North Road, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 104.00-1,007.00,000.

Seized and taken into execution to be sold as the property of GREGG M. LEWIS AND UNITED STATES OF AMERICA, DEPT. OF THE TREASURY - IRS C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA 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.

