

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-0182 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, OCTOBER 14, 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 lot, piece or parcel of land situate, lying and being in the Township of Dimock, County of Susquehanna, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Route 0029; said point of beginning on the common boundary line of lands now or formerly of Wood and Snyder-Adriance.

THENCE along the center of State Route 0029, South twenty-one (21) degrees, thirty (30) minutes, eleven (11) seconds West, one hundred sixty-seven and one hundredths (167.01) feet to a point.

THENCE leaving the center of State Route 0029 and along lands now or formerly of Truss Systems, Inc., North eighty-nine (89) degrees, six (06) minutes, zero (00) seconds West, five hundred fifty-five and sixty-one hundredths (555.61) feet to an iron pin set on line of other lands now or formerly of Snyder-Adriance.

THENCE along other lands now or formerly of Snyder-Adriance North twenty-one (21) degrees, thirty (30) minutes, eleven (11) seconds East, one hundred eighty-three and fifty-seven hundredths (183.57) feet to an iron pin set.

THENCE continuing along other lands now or formerly of Snyder-Adriance and along lands now or formerly of Wood, South eighty-seven (87) degrees, twenty-nine (29) minutes, four (04) seconds East, five hundred fifty and no hundredths (550.00) feet to the point of beginning.

CONTAINING: Two and nine hundred (2.09) acres of lands more or less surveyed by Ronald J. Gruzsky, Registered Land Surveyor.

The above-described premises conveyed under and subject to the rights of way of any and all public highways and public utilities which may be over, under and across the same.

Title to said premises vested in the name of the Defendants, William M. Taylor and Wendy S. Taylor, his wife, by Deed from prior owner, Nancy J. Fenton, widow, dated July 12, 2001, and recorded July 13, 2001, in the Susquehanna County Recorder of Deeds Office in Deed Book 566, page 506.

Parcel ID: 161.00-2,001.00

Property known as: 9663 State Route 29, Dimock Township, Montrose, PA 18801

Appurtenances: A single-family home and ancillary structures.

PROPERTY ADDRESS: 9663 State Route 29, Montrose, PA 18801

UPI/TAX PARCEL NUMER: 161.00-2,001.00.000

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Seized and taken into execution to be sold as the property of WILLIAM M. TAYLOR AND WENDY S. TAYLOR in suit of P&G MEHOOPANY EMPLOYEES FEDERAL CREDIT UNION.

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.

