

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0902 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, NOVEMBER 25, 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 piece or parcel of land situate, lying and being in the Borough of Montrose,
Susquehanna County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the East side of Owego Street, an iron pin and being down the street
from Comstock Estate line 121 feet; thence along the division line between Lot No. 2 and No. 3
on new survey, North 56 degrees East 191.5 feet to an iron pin corner in the Arthur Wilcox line;
thence along the same South 38 ½ degrees East 202 feet to an iron pin corner; thence South 52
degrees West 191 feet to an iron stake set in concrete on East side of Owego Street for a corner;
thence along said street North 37 ½ degrees West 202 feet to the place of beginning.

BEING THE SAME PREMISES which Laura J. Nye, now by marriage Laura J. Geertgens and
Gordon Geertgens, her husband, by Deed dated July 17, 2018 and recorded on July 19, 2018, in
the Susquehanna County Recorder of Deeds Office at Deed Book Volume at Page as Instrument
No. 201805445, granted and conveyed unto Paul Henry.

Being Known as 204 Owego Street, Montrose, PA 18801

Parcel I.D. No. 124.13-1,074.00,000

Appurtenances: One (1) - two story, wood framed dwelling, vinyl sided, light green

PROPERTY ADDRESS: 204 Owego Street, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 124.13-1,074.00,000.

Seized and taken into execution to be sold as the property of PAUL HENRY in suit of LAKEVIEW LOAN SERVICING,
LLC.

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:
Hladik, Onorato & Federman, LLP
North Wales, PA (215) 855-9521

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania