

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-0116 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 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 the surface or right of soil and in all that certain tract or place of land situate, lying and being in the Borough of Forest City, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

Distinguished as lot number fourteen (14) in block "E" on the property of the Hillside Coal and Iron Company, as described and designated in the survey of the same, accompanied by a map thereof, being in front fifty (50) feet and in rear fifty (50) feet and one hundred fifty (150) feet deep. Bounded on the north by lot number fifteen (15); on the east by Railroad Street; on the South by lot number thirteen (13); on the west by an alley twenty five (25) feet in width, now called Higgins Street.

Subject to the same exceptions, restrictions, reservations and conditions as are contained in former deeds and in the chain of title.

Being the same premises which Andrea Novak and John S. Kolosinsky III, her son as joint tenants with the right of survivorship, by Deed dated 07/31/2003 and 08/06/2003 in the Office of the Recorder of Deeds in and for the County of Susquehanna in Deed Book 584, Page 960, granted and conveyed unto Edward Pace, their heirs and assigns.

Tax Parcel: 268.07-3-037.00-000

Premises Being: 719 Railroad St, Forest City, PA 18421

Appurtenances: One (1) - wood framed 2 story single family dwelling vinyl siding asphalt roof (gray in color)
One (1) - wood framed garage 17' x 20' asphalt shingle siding and roof
One (1) - wood framed 6' x 9' shed asphalt roof with wood siding
One (1) - 10' x 10' metal shed with metal roof

PROPERTY ADDRESS: 719 Railroad Street, Forest City, PA 18421

UPI / TAX PARCEL NUMBER: 268.07-3,037.00,000.

Seized and taken into execution to be sold as the property of EDWARD PACE in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR THE REGISTERED HOLDERS OF TERWIN MORTGAGE TRUST, SERIES TMTS 2003-6HE, ASSET BACKED PASS-THROUGH CERTIFICATES.

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:
Brock & Scott, PLLC
King of Prussia, PA (844) 856-6646

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania