

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0369 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:

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 those certain pieces or parcels of land lying, situate and being in the Borough of Forest City, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on Maxey Street at the intersection of Lot Number Eight (8) and Lot Number Sixteen (16) in Block Twenty-Five (25) as described and designated on map of the Hillside Coal and Iron Company for said Borough of Forest City; thence South seventy-four (74) degrees ten (10) minutes East, fifty-six (56) and four-tenths ($56 \frac{4}{10}$) feet, more or less, to a stake on said Maxey Street; thence South nineteen (19) degrees five (5) minutes West, fifty and one-tenth ($50 \frac{1}{10}$) feet, more or less, to the northerly line of Lot Number Seven (7); thence North seventy-four (74) degrees ten (10) minutes West, fifty-three and one-tenth ($53 \frac{1}{10}$) feet, more or less, along the northerly line of Lot Number Seven (7), to the southeasterly corner of Lot Number Sixteen (16); thence North fifteen (15) degrees fifteen (15) minutes East, along the easterly line of Lot Number Sixteen (16), to the place of BEGINNING.

BEING the westerly portion of Lot Number Eight (8) in Block Twenty-five (25) aforesaid, and bounded northerly by Maxey Street, easterly by the remaining portion of Lot Number Eight (8), southerly by the westerly portion of Lot Number (7); and westerly by Lot Number Sixteen (16).

BEING the same premises that Milfred A. Morosky, single, and Helen C. Morosky, as Life Tenant, granted and conveyed to Fran Gerchman a/k/a Frances Gerchman, by Deed dated January 16, 1990 and recorded in Susquehanna County Deed Book 466 at Page 661.

GRANTOR conveys, transfers and assigns all oil, gas, mineral and coal rights as to the above described realty to the Grantee, his heirs, successors and assigns.

BEING TAX MAP NUMBER 268.11-1,081.00,000.

Appurtenances: One (1) - 2 story wood framed dwelling with vinyl siding

PROPERTY ADDRESS: 105 Maxey Street, Forest City, PA 18421

UPI / TAX PARCEL NUMBER: 268.11-1,081.00,000.

Seized and taken into execution to be sold as the property of RICHARD TURNER, A/K/A RICHARD TURNER, JR. in suit of BLUE RIDGE PROPERTY MANAGERS, 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:
Coughlin & Gerhart, LLP
Montrose, PA (570) 432-0046

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania