

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-70 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 THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Lenox, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being an iron pin located in the center of L.R. 2017 (L.R. 57034) leading from Hop Bottom to Nicholson, this point also being corner of lands now or formerly of Ronald and Gladys Schuler; thence along the center of the above referenced state highway South twenty-one (21) degrees five (05) minutes and thirty-five (35) seconds West one hundred ninety-seven and sixty-two one hundredths (197.62) feet to a PK nail; thence along the dividing line between parcel herein described and other lands of Grantors North sixty-one (61) degrees thirty-eight (38) minutes eight (08) seconds West seven hundred one and eighteen one hundredths (701.18) feet to an iron pipe; thence North twenty-one (21) degrees thirty-nine (39) minutes ten (10) seconds East three hundred forty-four and seventy-one one hundredths (344.71) feet to a hole in rock; thence South sixty-three (63) degrees nine (09) minutes forty-five (45) seconds East four hundred sixty-nine and eleven one hundredths (469.11) feet along lands now or formerly of Ronald and Gladys Schuler to an iron pin; thence along lands of Ronald and Gladys Schuler and lands herein described South twenty-eight (28) degrees twenty-five (25) minutes West one hundred fifty-two and fifty-one one hundredths (152.51) feet to an iron pin; thence South sixty (60) degrees eleven (11) minutes twenty (20) seconds East two hundred forty-seven and seventy-three one hundredths (247.73) feet along lands now or formerly of Ronald and Gladys Schuler and lands herein described to an iron pin in the center of L.R. 2017 (L.R. 57034) the point of beginning.

CONTAINING two hundred eight thousand three hundred ten square feet of land (4.79) acres it being the same more or less.

Parcel ID: 241.00-2,055.00,000; BEING: 1567 Station Hill Rd., Nicholson PA 18446.

BEING the same premises conveyed to Jason Barrett and Ashley Kulick by deed recorded October 16, 2020 in Susquehanna County Recorder of Deeds at Instrument Number 202007396.

BEING ALSO the same premises conveyed to Kodak View LLC by Upset Tax Sale Deed recorded March 4, 2024 in Susquehanna County Recorder of Deeds at Instrument Number 202401711.

Appurtenances: One (1) - single story double-wide manufactured dwelling with vinyl siding  
One (1) - 24 x 32 wood framed two-car detached garage with vinyl siding  
One (1) - 17 x 32 in-ground swimming pool

PROPERTY ADDRESS: 1567 Station Hill Road, Nicholson, PA 18446

UPI / TAX PARCEL NUMBER: 241.00-2,055.00,000.

Seized and taken into execution to be sold as the property of JASON BARRETT, ASHLEY KULICK AND KODAK VIEW LLC in suit of BEAR CREEK PROPERTIES, INC..

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:  
Cipriani & Werner, P.C.  
Scranton, PA (570) 963-8880

**JOHN V OLIVER, Sheriff**  
SUSQUEHANNA COUNTY, Pennsylvania