

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-0713 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 9:00 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 piece or parcel of land situate in the Township of Great Bend, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center of the road leading from Hallstead to Franklin Corners and on the dividing line between Liberty and Great Bend Townships; thence North seven degrees (7°) thirty minutes (30') East along said line and lands of the Walker lot six hundred fifty four feet (654') to a stake and stones corner; thence South seventy nine degrees (79°) East two hundred seven feet (207') to the center of the above mentioned road; thence along the said road the following four courses; South eleven degrees (11 °) fifty minutes (50') West two hundred eighty six feet (286'); South sixteen degrees (16°) thirty minutes (30') West, one hundred twenty four and one half feet (124.5'); South forty two degrees (42°) fifty minutes (50') West, one hundred sixty eight feet (168') South thirty nine degrees (39°) forty five minutes (45') West one hundred fourteen and one half feet (114.5') to the place of beginning.

CONTAINING: one acre (1A) and one hundred (100) square rods of land, be the same more or less and as the compass needle pointed June 18, 1949, in accordance with the survey made by Leonard L. LaBarre on that date.

TITLE TO SAID PREMISES VESTED IN Michael J. Kilmer, by Deed from Michael J. Kilmer and Heidi Kilmer, dated September 1, 2023, recorded September 8, 2023, Instrument number 202307190.

Tax Parcel No: 050.00-2,060.00

Premises known as: 2771 Steam Hollow Road, Hallstead, PA 18822

To Be Sold as the property of Michael J. Kilmer

Docket No: 2025-713 CP

APPURTENANCES:

1(ONE)-SINGLE STORY DWELLING WOOD FRAME  
1(ONE)-SINGLE STORY ATTACHED 1(ONE) CAR GARAGE  
1(ONE)-SINGLE STORY 12'X16' WOOD FRAME SHED

PROPERTY ADDRESS: 2771 Steam Hollow Road, Hallstead, PA 18822

UPI / TAX PARCEL NUMBER: 050.00-2,060.00,000.

Seized and taken into execution to be sold as the property of MICHAEL J KILMER AND THE UNITED STATES OF AMERICA, MICHAEL J. KILMER AND THE UNITED STATES OF AMERICA in suit of FREEDOM MORTGAGE CORPORATION.

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:  
Jared M Greenberg, ESQ

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