

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-0807

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, APRIL 28, 2026
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 New Milford Township, Susquehanna County, Pennsylvania, bounded and described as follows:

BEGINNING in the center of the public road leading from New Milford to Lake Page, same being easterly edge of lands of Zick; thence northerly along wire fence being easterly edge of Zick lands 140 feet to a point for a corner; thence easterly and parallel with center of road 200 feet to point for a corner; thence southerly 140 feet to the center of said public road; thence westerly 220 feet along center of road to the point of Beginning.

BEING the same premises conveyed by Paul E. Meglathery, widower, to Susan Raye Cudo, by deed dated December 5, 2008 and recorded on December 18, 2008 in the Susquehanna County Recorder's Office at instrument number 200818774.

EXCEPTING AND RESERVING to the Grantor herein, her heirs, successors and assigns, all right, title and interest in and to all of the oil, gas, shale gas and other minerals (including without limitation, oil, gas, shale gas, hydrocarbons, sulfur, coal, lignite and uranium) in, on and under the property being conveyed, including but not limited to that of reversion, renewal and rights upon termination or forfeiture, in, to and under the property being conveyed and any oil and gas lease by the Grantor or any and all assignments thereof, together with any and all royalties, bonus amounts, delay rentals and other payments due and payable under any existing or future oil or gas lease, as well as any existing or future oil and gas leases, to the extent that it relates to the premises herein conveyed.

This deed is conveyed under and subject to the rights-of-way of any and all public highways and public utilities which may be over and across the same.

BEING KNOWN AS: 3107 STATE ROUTE 492, NEW MILFORD, PA 18834

PROPERTY ID: 110.00-1,033.00,000

TITLE TO SAID PREMISES IS VESTED IN KELSEY MCCARTHY, SINGLE AND SETH GRIMES, SINGLE, JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP BY DEED FROM SUSAN RAYE CUDO, SINGLE, DATED FEBRUARY 8, 2023 RECORDED FEBRUARY 9, 2023 AT INSTRUMENT NO. 202301019

THE SAID KELSEY MCCARTHY HAVING DEPARTED THIS LIFE ON JULY 20,2024

APPURTENANCES:ONE (1) SINGLE STORY DWELLING OVER BASEMENT TWO CAR GARAGE, VINYL SIDING, TAN WITH BROWN SHUTTER, OPEN PORCH.

PROPERTY ADDRESS: 3107 State Route 492, New Milford, PA 18834

Seized and taken into execution to be sold as the property of SETH GRIMES in suit of SWBC 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:
M. Troy Freedman, Esq
Mt Laurel, NJ

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania