

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-0007 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, OCTOBER 27, 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 LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF HARFORD, COUNTY OF SUSQUEHANNA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROAD 432; SAID POINT OF BEGINNING BEING ON THE COMMON BOUNDARY LINE OF LANDS OF MAZURKIEWICZ AND SLOAT FAMILY TRUST AND BEING THE MOST NORTHERLY CORNER OF LAND HEREIN DESCRIBED.

THENCE ALONG THE CENTER OF TOWNSHIP ROAD 432 THE FOLLOWING THREE {3} COURSES AND DISTANCES:

1. SOUTH FORTY-TWO (42) DEGREES, SIXTEEN (16) MINUTES, TWENTY-SEVEN (27) SECONDS EAST, SEVENTY-EIGHT AND EIGHTY-EIGHT HUNDREDTHS (78.88) FEET TO A POINT;
2. SOUTH THIRTY-ONE (31) DEGREES, TEN (10) MINUTES, TWENTY-ONE (21) SECONDS EAST, FOUR HUNDRED THIRTY-TWO AND EIGHTY-THREE HUNDREDTHS (432. 83) FEET TO A POINT;
3. SOUTH THIRTY-ONE (31) DEGREES, FIFTY (50) MINUTES, NINE (09) SECONDS EAST, ONE HUNDRED EIGHTY-FIVE AND THIRTY-THREE HUNDREDTHS (185.33) FEET TO A POINT.

THENCE LEAVING THE CENTER OF TOWNSHIP ROAD 432 AND ALONG OTHER LANDS OF SLOAT FAMILY TRUST THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH FIFTY-TWO (52) DEGREES, THIRTEEN (13) MINUTES, TWENTY (20) SECONDS WEST, ONE HUNDRED NINETY-ONE; AND NINETY-TWO HUNDREDTHS (191.92) FEET TO AN IRON PIN SET;
2. SOUTH THIRTY-SEVEN (37) DEGREES, FORTY-ONE (41) MINUTES, FIFTY-NINE (59) SECONDS WEST, SEVEN HUNDRED THREE AND NINETY-ONE HUNDREDTHS (703. 91) FEET TO AN IRON PIN SET;
3. NORTH SIXTY TWO) (62) DEGREES, FORTY-SIX (46) MINUTES, FORTY-FIVE (45) SECONDS WEST, THREE HUNDRED NINETY-TWO AND TWENTY SEVEN HUNDREDTHS (392. 27) FEET TO AN IRON PIN SET ON LANDS OF MAZURKIEWICZ.

THENCE ALONG LANDS OF MAZURKIEWICZ, NORTH TWENTY-SEVEN (27) DEGREES, THIRTEEN (13) MINUTES, FIVE (05) SECONDS EAST, ONE THOUSAND TWO HUNDRED FIFTEEN AND EIGHTY-SEVEN HUNDREDTHS (1215. 87) FEET TO THE POINT OF BEGINNING.

PARCEL ID: 186.00-1,070.00,000

BEING THE SAME PROPERTY CONVEYED TO RONALD L HENDERSON BY DEED FROM RONALD L HENDERSON & REBECCA HENDERSON RECORDED 07/21/2010 IN INSTRUMENT NO.201011452, IN THE OFFICE OF THE RECORDER OF DEEDS OF SUSQUEHANNA COUNTY, PENNSYLVANIA.

PREMISES BEING 1139 Orphan School Road, Kingsley, PA 18826

PARCEL# 186.00-1,070.00,000.

BEING the same premises which Ronald L. Henderson and Rebecca Henderson, by Deed dated September 07, 2009 and recorded in the Office of Recorder of Deeds of Susquehanna County on July 21, 2010 granted and conveyed unto Ronald L. Henderson.

APPURTENANCES: 1 (ONE) SINGLE STORY MANUFACTURED DWELLING, WHITE VINYL SIDING, OPEN

PORCH FRONT, OPEN PORCH REAR, ATTACHED DECK.

1 (ONE) SINGLE STORY DETACHED GARAGE, WOOD FRAME, WHITE VINYL SIDING

PROPERTY ADDRESS: 1139 Orphan School Road, Kingsley, PA 18826

Seized and taken into execution to be sold as the property of LYLE HENDERSON, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF RONALD L HENDERSOM A/K/A RONALD HENDERSON, DECEASED AND TAMMY MILLER, SOLELY IN HER CAPACITY AS KNOWN HEIR OF RONALD L. HENDERSON A/K/A RONALD HENDERSON, DECEASED, LYLE HENDERSON AND TAMMY MILLER in suit of LAKEVIEW LOAN SERVICING,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:
Stern & Eisenberg PC
Washington, PA

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania