

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-0364 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, lying and being in the Township of Bridgewater, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point in the centerline of Township Road 528 (Lake Street) in the division line between lands of K & M AG, LLC as described in Instrument Number 201301581 on the west, and lands of Weaver as described in Instrument Number 200917296 on the east; THENCE along said centerline, North 70° 54' 30" West a distance of 45.73 feet to a point in the division line between said lands of K & M AG, LLC on the east, and lands of Fair as described in Deed Book 322 at Page 906 on the west; THENCE along said division line, the following two courses and distances: 1)North 20°10'23" East, through a capped rebar found at the roadside, a distance 198.50 feet to a found 5/8-inch iron; 2)North 68°56'04" West a distance of 100.00 feet to a 5/8-inch rebar found in the division line between said lands of K & M AG, LLC on the east, and lands of Kuntz as described in Inst. 201215918 on the west; THENCE along said division line, North 20°10'23" East a distance of 141.65 feet to a found 5/8-inch-rebar; THENCE through said lands of K & M AG, LLC, the following three courses and distances: 1) North 20°10'23" East a distance of 30.94 feet to a set 5/8-inch rebar and cap; 2) South 84°28'.16" East a distance of 141.11 feet to a set 5/8-inch rebar and cap; 3) South 18°52'57" West a distance of 52.84 feet to a 5/8-inch rebar and cap set in said division line between lands of K & M AG, LLC on the west, and lands of weaver on the east; THENCE along said division line, South 18°52'57" West, through a capped rebar found at the roadside, a distance of 354.71 feet to the POINT OR PLACE OF BEGINNING. CONTAINING: 0.81 acre (35,243 square feet) of land, more or less, as shown as 'Lot 3' on a map entitled "Survey Map for Subdivision of Lands of K & M AG, LLC" by Butler Land Surveying, LLC, Map No. 3627, dated May 12,2015 BEING a portion of those premises conveyed to K & M AG, LLC, by Deed recorded in Susquehanna County as Instrument Number 201301581 reference also Corrective Deed recorded in Susquehanna County as Instrument Number 201400511. Bearings are referenced to Magnetic North. This subdivision was approved by the Susquehanna County Planning Commission by letter dated May 28, 2015. See Map No. 7035. EXCEPTING AND RESERVING unto ETFF Corporation f/k/a Pennfield Corporation, a Pennsylvania Corporation, all oil, gas and mineral rights as reserved in Corrective Deed dated November 13, 2013 recorded in Susquehanna County as Instrument Number 201400511.

BEING KNOWN AS: 215 LAKE STREET, MONTROSE, PA 18801

PROPERTY ID NUMBER: 161.08-1,049.00,000

BEING THE SAME PREMISES WHICH B & B HOUSING, LLC BY DEED DATED 5/20/2020 AND RECORDED 6/5/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #202003813, GRANTED AND CONVEYED UNTO CHRISTOPHER A. PINNEY, MARRIED.

APPURTENANCES: 1(ONE)- 2(TWO) STORY WOOD FRAMED DWELLING WITH VINYL SIDING 1(ONE)-1(ONE) STORY WOOD FRAMED 1(ONE) CAR GARAGE (DETACHED) WITH VINYL SIDING

PROPERTY ADDRESS: 215 Lake Street, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 161.08-1,049.00,000

Seized and taken into execution to be sold as the property of CHRISTOPHER A. PINNEY in suit of M & T BANK.

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.

