

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-0162 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, NOVEMBER 24, 2026
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 those certain pieces or parcel of land situate in the Township of Lenox, County of Susquehanna and State of Pennsylvania, bounded and described as follows, to wit:

FIRST PIECE: BEGINNING at a corner of land formerly owned by Charles Price, now occupied by John Barney, said corner being the center of the public highway;

THENCE along center of highway in a northerly direction 17 rods and 5 feet to a sluice over a brook;

THENCE along center of brook 17 rods and 5 feet to a corner of the before mentioned Price property;

THENCE in an easterly direction 4 rods to the place of beginning.

CONTAINING 69 rods of land more or less.

SECOND PIECE: BEGINNING at a sluice in the center of the public road, it being the northeast corner of the first piece of this conveyance;

THENCE 16 rods west along a dry brook to a corner by a hemlock tree;

THENCE South 24 rods to a corner marked by a stone pile;

THENCE 11 rods in an easterly direction to the corner of the first piece;

THENCE along the line of the first piece in the center of the brook 17 rods and 5 feet to the place of beginning.

CONTAINING one acre of land more or less.

BEING the same premises conveyed to Michael Mills, by Deed of John H. Barney, single, dated June 8, 1990 and recorded in Susquehanna County Deed Book 469, page 76.

PREMISES BEING RR1 Box 1382 aka 449 Barney Hollow Road, Lenox Twp aka Nicholson, PA 18446

PARCEL# 24300102000000

BEING the same premises which John H. Barney by Deed dated June 08, 1990 and recorded in the Office of Recorder of Deeds of Susquehanna County on June 08, 1990 at Book 469, Page 76 granted and conveyed unto Michael Mills.

Appurtenances:1(one) Single-Story Wood Frame Dwelling over 1(one) car basement Garage Tan Color Vinyl Siding with open porch Front and Back

PROPERTY ADDRESS: RR1 Box 1382 aka, 449 Barney Hollow Road, Nicholson, PA 18846

UPI / TAX PARCEL NUMBER: 243.00-1,020.00,000

Seized and taken into execution to be sold as the property of MICHAEL J. NOWLIN SR., SOLELY IN HIS CAPACITY AS KNOWN HEIR IF MICHAEL MILLS, DECEASED AND RONDA GOBLE, SOLELY IN HER CAPACITY AS KNOWN HEIR OF MICHAEL MILLS, DECEASED, MICHAEL J. NOWLIN SR., SOLELY IN HIS CAPACITY AS KNOWN HEIR OF MICHAEL MILLS, DECEASED AND RONDA GOBLE, SOLELY IN HER CAPACITY AS KNOWN HEIR OF MICHAEL MILLS, DECEASED in suit of WELLS FARGO BANK, N.A. SBM TO WELLS FARGO BANK MINNESOTA, N.A., FKA NORTHWEST BANK MINNESOTA, N.A., NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY IN ITS CAPACITY AS THE TRUSTEE FOR PROVIDENT BANK HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2000-2.

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.

