

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-0337 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, JANUARY 12, 2027
AT 10:00 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 pieces or parcels of land situate, lying and being in the Borough of Hallstead, County of Susquehanna and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Northeast corner on Railroad Street of Lot No. 16, the same being deeded to Catherine Fernan; thence along Railroad Street to the corner of Lot No. 18, the same having been deeded to E. M. B. Roosa; thence in a westerly direction along the line of said Lot No. 18 150 feet to the rear corner of said Lot; thence in a Southerly direction to the Northwest corner of Lot No. 16 which was deeded to Catherine Fernan; thence in an Easterly Direction along the line of said Lot No. 16 152 feet to the place of beginning. Being numbered and marked and designated as Lot No. 17 on Lusk's Plot. This description is intended to include all the land between Lots No. 16 deeded to Catherine Fernan and Lot No. 18 to E. M. B. Roosa, the same to be 150 feet deep from the front line on Railroad Street.

BEING THE SAME PREMISES which Howard J. Thatcher, Jr., Executor of the Estate of Howard J. Thatcher, Sr. by Deed dated 3/5/2019 and recorded in the Office of the Recorder of Deeds of Susquehanna County on 3/7/2019 in Deed Instrument 201901674, granted and conveyed unto Matthew R. Brand and Stacy M. Abbott, his wife.

BEING known as I 68 Railroad Avenue, Hallstead, Pennsylvania 18822

PARCEL# 050.07-1,021.00,000.

APPURTENANCES: 1(one)- 2 story wood framed dwelling with vinyl siding
1(one)-1 story 8'x10' wood framed closed shed

PROPERTY ADDRESS: 168 Railroad Avenue, Hallstead, PA 18822

UPI / TAX PARCEL NUMBER: 050.07-1,021.00,000

Seized and taken into execution to be sold as the property of MATTHEW R. BRAND & STACY ABBOTT in suit of PENNYMAC LOAN SERVICES 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:
Powers Kirm & Associates, LLC
Trevose, PA 215-942-2090

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania