

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY

# SHERIFF'S SALE

## MORTGAGE FORECLOSURE

**Tuesday, January 11th, 2011 at 09:30 A.M.**

By virtue of a Writ of Execution No. 2010-1925 CP, issued by U.S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, out of the Court of Common Pleas of Susquehanna County, Pennsylvania, upon Judgment entered therein to No. 2010-1034, there will be exposed to public sale and outcry on Tuesday, January 11th, 2011 at 09:30 E.S.T., in the Sheriff's Office, Susquehanna County Court House, Montrose, Pennsylvania, the following described real estate, to wit:

ALL THOSE CERTAIN parcels of land situate in the Borough of New Milford, County of Susquehanna, Commonwealth of Pennsylvania bounded and described as follows:

**FIRST PIECE:**

BEGINNING at a point, the southwest corner of land of Merle and Florence Mead; thence north eighty eight degrees west thirty six feet to a corner; thence north four degrees west, along other lands of John D. and Marguerette N. Wilding, now or formerly, fifty nine feet to a corner; thence south eighty eight degrees east, still along other lands of the said John D. and Marguerette N. Wilding, now or formerly, thirty feet to the northwest corner of lands of the said Merle and Florence Mead; thence south ten degrees east along the line of lands of the said Merle and Florence Mead, sixty feet to the place of beginning.

IT is agreed and made a part of the consideration here, that the said Merle Mead and Florence Mead, shall at once erect a good durable and sufficient fence along the lines of the premises hereby conveyed, where it borders or adjoins other lands of the said John D. Wilding and Marguerette N. Wilding, and they, the said Merle and Florence Mead, their heirs and assigns, shall keep and perpetually maintain the same in good order and repair at all times.

**SECOND PIECE:**

BEGINNING at a point in the middle of the highway (formerly the Great Bend and Cohection Turnpike); thence by land formerly owned by Amos B. Ken now C. Shay, north eighty eight degrees west one hundred and fifty feet to a post; thence by land formerly owned by James Casey north ten degrees west sixty feet to a post; thence by the same south eighty degrees east one hundred and fifty feet to a point in the middle of the aforesaid road; thence along the middle of the aforesaid road south ten degrees east sixty feet to the place of beginning.

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.

HAVING thereon erected a dwelling known as 59 Harford Road (f/k/a RR #3, Box 44) Harford Road, New Milford, PA 18834.

TAX PARCEL NO.: 109.10-1,013.00.000.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

BEING THE SAME PREMISES WHICH Joseph MacConnell by deed dated 3/2/06 and recorded 3/2/06 in Susquehanna County Instrument No. 2006-02082 granted and conveyed unto Rhonda Conlon and Joshua Ellis.

APPURTENANCES: One- 1 1/2 Story wood frame dwelling  
One- 12'X 24' Wood frame garage

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. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the date of sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Seized and taken into execution as the property of RHONDA CONLON, JOSHUA ELLIS**

**Leon P. Haller**  
**Purcell, Krug, and Haller**  
**1719 North Front Street**  
**Harrisburg, PA 17102-2392**  
**717-234-4178**

**LANCE BENEDICT, SHERIFF  
SUSQUEHANNA COUNTY  
MONTROSE, PA 18801**