

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY

SHERIFF'S SALE

MORTGAGE FORECLOSURE

Tuesday, August 12th, 2014 at 09:30 A.M.

By virtue of a Writ of Execution No. 2014-577 CP, issued by M&T Bank, out of the Court of Common Pleas of Susquehanna County, Pennsylvania, upon Judgment entered therein to No. 2011-1801CP, there will be exposed to public sale and outcry on Tuesday, August 12th, 2014 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 THAT TRACT OR PARCEL OF LAND situate, lying and being in the Township of Silver Lake, County of Susquehanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center of the macadam road leading from Franklin Forks to Silver Lake (57077), said point being in the line of lands of one Johnson; thence along same south two (2)degrees thirty (30) minutes east one thousand (1,000) feet, more or less to southwest corner of original lot; thence along south line of said lot and along lands of one Novack, north eighty six degrees thirty (30) minutes east three hundred (300) feet to stone corner; thence along other land of Anna Haraksim north two (2) degrees thirty (30) minutes west one thousand (1,000) feet more or less to the center of the beforementioned road; thence along same nearly west three hundred (300) feet to the place of beginning.

CONTAINS about seven (7) acres of land more or less.

SUBJECT to a pipe line Right of Way given to Susq. Pipe Line Co. by L.B. Hollister, dated July 25, 1930 and recorded in Deed Book 164, Page 48.

Under and Subject to the rights of way of any public highway and public utility which may be over and across the same.

Being Tax Parcel #: 066.00-1,052.00,000

Being known as: RR3 Box 297, Montrose, Pennsylvania 18801 a/k/a
534 Silver Creek Road, Montrose, Pennsylvania 18801

Title to said premises is vested in John F. Herman unmarried and Misty F. Fitch unmarried by deed from THOMAS J. BOLLES AND LYNN F. BOLLES, dated December 25, 2003 and recorded January 22, 2004 in Deed Book, as Instrument No. 200400555.

APPURTENANCES: One- Bi-level wood framed dwelling
One- 24'X 24' Wood framed 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 John Herman and Misty F. Fitch a/k/a Misty F. Finch

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LANCE BENEDICT, SHERIFF
SUSQUEHANNA COUNTY
MONTROSE, PA 18801