

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-1089 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, FEBRUARY 27, 2024
AT 11:00 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 Great Bend, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northeasterly edge of Merrill Avenue Extension said point being 125 feet from the intersection of Brewster Street and Merrill Avenue Extension and being on the division line between the lands herein described and lands of Harold J. Taylor, et ux; thence along Merrill Avenue Extension North 17 degrees 30 minutes West 110 feet to a point for a corner; thence by land of Ard and Ruth Benedict North 66 degrees 26 minutes East 141 feet to a point for a corner; thence continuing along lands of Ard and Ruth Benedict South 19 degrees East 110 feet to a point for a corner; thence along lands of Harold J. Taylor, et ux, South 66 degrees 26 minutes West 144 feet to the place of beginning.

TOGETHER with the rights of ingress, egress and regress over and upon Merrill Avenue Extension in common with the grantors, their heirs and assigns, present lot owners and future lot owners. The Grantors herein are not to be responsible for maintenance of said Merrill Avenue Extension.

SUBJECT to easements or rights of way of record or visible on the ground.

HAZARDOUS WASTE has not been deposited or disposed of on said premises to Grantors' actual knowledge.

BEING THE SAME PREMISES which James L. Smith, by Deed dated July 18, 2001 and recorded on July 18, 2001, in the Susquehanna County Recorder of Deeds Office at Deed Book Volume 566 at Page 577, granted and conveyed unto James L. Smith and Floyda J. Smith, his wife. The said Floyda J. Hilton a/k/a Floyda J. Smith departed this life on or about April 23, 2015, thereby vesting title to James L. Smith by operation of law. The said James L. Smith departed this life on or about January 10, 2016. Decedent's estate has been raised and Letters of Testamentary were granted to heir Cheryl Hulbert by the Susquehanna County Register of Wills under File No. 5816-0015. Where by operation of law, title vested in Cheryl Hulbert as the Executrix of the Estate of James L. Smith, Deceased.

Being Known as 128 Merrill Street, Hallstead, PA 18822

Parcel I.D. No. 031.18-1,016.00

To correct prior deed, Instrument No. 202402496, by removing the 1969 New Yorker Mobile Home #A21095249, no longer on premises.

PROPERTY ADDRESS: 128 Merrill Street, Hallstead, PA 18822

UPI / TAX PARCEL NUMBER: 031.18-1,016.00,000.

Seized and taken into execution to be sold as the property of CHERYL HULBERT, AS EXECUTRIX OF THE ESTATE OF JAMES L. SMITH, DECEASED in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRSTAR TRUST COMPANY, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1996-10.

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:
Hladick, Onorato & Federman, LLP
North Wales, PA (215) 855-9521

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania