

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-59 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, APRIL 23, 2024
AT 10:30 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 that certain parcel of land situate in the Township of Forest Lake, County of Susquehanna and State of Pennsylvania bounded and described as follows:

BEING a triangular parcel of land lying in the northeasterly side of the intersection of the Factory Bridge Road with the Township Road to Silverlake, commencing at a point at the intersection of the edge of said roads; thence northerly along the easterly edge of said Township road 225 feet to a point for a corner thence easterly along center of stone wall bordering land of Henry Micks 225 feet to a point the north edge of said road 300 feet to the point of beginning.

BEING KNOWN AS: RR 3 BOX 306 AKA 435 KANE ROAD MONTROSE, PA 18801

PROPERTY ID: 083.00-1,052.00

TITLE TO SAID PREMISES IS VESTED IN DONNA J. CORNELL, AN INDIVIDUAL BY DEED FROM DONNA J. CORNELL, WIDOW, DATED FEBRUARY 25, 2004 RECORDED MARCH 2, 2004 INSTRUMENT NO. 200401866.
DONNA J. CORNELL IS DECEASED, DATE OF DEATH WAS JUNE 19, 2020

PROPERTY ADDRESS: RR 3 Box 306 AKA 435 Kane Road, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 083.00-1,052.00,000.

Seized and taken into execution to be sold as the property of DOUG CORNELL, IN HIS CAPACITY AS HEIR OF DONNA J. CORNELL AKA DONNA CORNELL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONNA J. CORNELL AKA DONNA CORNELL, EDWARD HARRIS, IN HIS CAPACITY AS HEIR OF GLORIA HARRIS, DECEASED HEIR OF DONNA J. CORNELL AKA DONNA CORNELL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLORIA HARRIS, DECEASED HEIR OF DONNA J. CORNELL AKA DONNA CORNELL AND BRANDI COOK, IN HER CAPACITY AS HEIR OF GLORIA HARRIS, DECEASED HEIR OF DONNA J. CORNELL AKA DONNA CORNELL in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

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:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Mt. Laurel, NJ (855) 225-6906

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania