

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-855 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 28, 2025
AT 9:30 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 piece or parcel of land situate, lying and being in the Township of Springville, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at a 5/8 inch rebar set on the center line of Township Road T-351 on line of land now or formerly of Daryl Button; thence along Button North 08 degrees East 315 feet through a 1 inch pipe set on line to a 1 inch pipe set for a corner; thence through land of Dyson the following 2 courses and Distances; 1) South 81 degrees 07 minutes 54 seconds East 208.14 feet to a 1 inch pipe, set and 2) South 08 degrees West 300 feet through a 1 inch pipe set on line to a 5/8 inch rebar set on the center line of Township Road T-351; thence along the center of said road the following 2 courses and distances; 1. North 79 degrees 38 minutes 58 seconds West 127.22 feet and 2) North 86 degrees 06 minutes 15 seconds West 82.78 feet to the place of beginning.

CONTAINING 1.439 acres of land be the same more or less. Surveyed April 30, 1985 by John K. Seamans, Professional Land Surveyor and Professional Engineer, Factoryville, Pennsylvania.

The within conveyed premises are 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.

BEING KNOWN AS: 17 STARK ROAD F/K/A RR 2 BOX 2608 NICHOLSON, PA 18446

PROPERTY ID: 256.00-1,012.01

TITLE TO SAID PREMISES IS VESTED IN JASON KYLE DAVIS AND ASHLEY SCOTT-DAVIS, HUSBAND AND WIFE BY DEED FROM JOHN J. DAVIS, WIDOWER, DATED OCTOBER 5, 2018 RECORDED OCTOBER 9, 2018 INSTRUMENT NO. 201807957. JOHN J. DAVIS DIED ON OR AROUND NOVEMBER 26, 2018

Appurtenances: One (1) - one story wood framed dwelling with vinyl siding
One (1) - 24 x 36 one story wood framed garage

PROPERTY ADDRESS: 17 Stark Road, F/K/A RR 2 Box 2608, Nicholson, PA 18446

UPI / TAX PARCEL NUMBER: 256.00-1,012.01,000.

Seized and taken into execution to be sold as the property of JASON KYLE DAVIS A/K/A JASON DAVIS, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF JOHN J. DAVIS, ASHLEY SCOTT-DAVIS, JARAD DYSON, IN HIS CAPACITY AS HEIR OF JOHN J. DAVIS, MICHAEL TEACHOUT, IN HIS CAPACITY AS HEIR OF JOHN J. DAVIS, JUSTIN DAVIS, IN HIS CAPACITY AS HEIR OF JOHN J. DAVIS, DOUG DAVIS, IN HIS CAPACITY AS HEIR OF JOHN J. DAVIS, RAYMOND DAVIS, IN HIS CAPACITY AS HEIR OF JOHN J. DAVIS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. DAVIS in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R6 MORTGAGE-BACK NOTES, SERIES 2018-R6.

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
Mount Laurel, PA (855) 225-6906

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania