

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0478 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:

AT 10:00 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 lot, piece, or parcel of land situate, lying and being in the Township of Franklin, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly side of Legislative Route 57069; said point being on the corner of lands now or formerly of Johnson and Balcar and being on line of lands now or formerly of Richards;

THENCE along lands now or formerly of Richards and crossing Legislative Route 57069, North fifteen degrees, four minutes, fifty eight seconds East (N-15-04-58-E), One thousand seven hundred sixty seven and forty nine hundredths (1767.49) feet to an iron pin on line of lands now or formerly of York;

THENCE along lands now or formerly of York, South seventy six degrees, eight minutes, fifty seven seconds East (S-76-08-57-E), Two hundred thirty seven (237.00) feet to an iron pin on line of lands now or formerly of Balcar;

THENCE along lands now or formerly of Balcar, South ten degrees, thirty four minutes, eight seconds West (S-10-34-08-W), One thousand seven hundred seventy nine and fifty four hundredths (1779.54) feet to an iron pin on the Southerly side of Legislative Route 57069, said point being on line of lands now or formerly of Johnson;

THENCE along lands now or formerly of Johnson, North seventy four degrees, forty one minutes, fifty four seconds West (N-74-41-54-W), Three hundred seventy seven (377.00) feet to the Point of Beginning;

CONTAINING: Twelve and five tenths (12.50) acres of land more or less as surveyed by Ronald J. Gruzsky, Registered Land Surveyor, according to a Magnetic Bearing as taken August, 1976.

EXCEPTING and reserving from the above described premises any and all easements, right-of-ways and agreements for Public Utilities and Public Highways as contained in prior deeds forming the Chain of Title.

BEING KNOWN AS: 945 SCHOOL ROAD A/K/A RR2 BOX 205B NEW MILFORD, PA 18834

PROPERTY ID: 107.00-1,013.00

TITLE TO SAID PREMISES IS VESTED IN WILLIAM J. DETWEILER AND DEBORA E. FAVA BY DEED FROM LEE HUNTSBERGER AND ELAINE HUNTSBERGER, HIS WIFE, DATED NOVEMBER 2, 1998 RECORDED NOVEMBER 2, 1998 IN BOOK NO. 543 PAGE 1039 WILLIAM J. DETWEILER IS DECEASED, DATE OF DEATH WAS JANUARY 25, 2014

Appurtenances: One (1) - bi-level dwelling, wood framed, vinyl and brick sided
One (1) - 32 x 40 x 1 story pole bank barn, wood framed, wood sided
One (1) - 10 x 10 x 1 wood framed shed, wood sided
One (1) - 8 x 10 x 1 wood framed shed, wood sided

PROPERTY ADDRESS: 945 School Road, A/K/A RR2 Box 205B, New Milford, PA 18834

UPI / TAX PARCEL NUMBER: 107.00-1,013.00,000.

Seized and taken into execution to be sold as the property of DEBORA E. FAVA in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUST, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECUR.

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