

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-553 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, AUGUST 12, 2025
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 piece or parcel of land situate lying and being in the Township of Clifford , County of Susquehanna, Commonwealth of Pennsylvania and being more fully described as follows:

Beginning at an iron pin corner on the Easterly line of Porter Drive, said point being the Westerly corner of Lot 4 and the Northerly corner of Lot 5, herein described; thence leaving the Easterly line of Porter Drive and along the line of Lot 4, South 82 degrees 58 minutes East a distance of 321.86 feet to an iron pin corner on the line of lands now or formerly of Charles & Melody Haley; thence along the line of land of said Haley, South 06 degrees, 01 minute, 07 seconds West a distance of 233 feet to an iron pin corner of Lot 5; thence along the line of Lot 6 North 82 degrees, 58 minutes West a distance of 317.77 feet to an iron pin corner on the first mentioned Easterly line of Porter Drive; thence along the Easterly line of Porter Drive along a curve to the right having a radius of 1405.09 an arc distance of 152.17 feet to a point; and North 07 degrees. 02 minutes East a distance of 81.09 feet to the point of beginning.

Containing 1.72 Acres of land more or less.

Being all of Lot 5 as shown on a map, "Meadow View Estates" by Frank H. Gardner, PLS dated AUG 1889 with a final revision dated of 08 June 1994.

Parcel No.: 266.00-1,004.03

BEING known and numbered as 74 Porter Drive, AKA 10 Porter Drive, Clifford Township, PA 18421

Being the same property conveyed to Jean M. Williams who acquired title by virtue of a deed from Charles Yaskulski and Susan Yaskulski, husband and wife, dated June 29, 2007, recorded July 9, 2007, at Instrument Number 200707025, Office of the Recorder of Deeds, Susquehanna County, Pennsylvania.

Appurtenances: One (1) - 1 story wood framed dwelling with vinyl siding
One (1) - attached 2.5 car garage wood framed with vinyl siding

PROPERTY ADDRESS: 74 Porter Drive, AKA 10 Porter Drive, Clifford Township, PA 18421

UPI / TAX PARCEL NUMBER: 266.00-1,004.03,000.

Seized and taken into execution to be sold as the property of JEAN M. WILLIAMS in suit of U.S. BANK NATIONAL ASSOCIATION.

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:
Manley Deas Kochalski LLC
Columbus, OH (614) 220-5611

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania