

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0281 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 13, 2026
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 IN THE TOWNSHIP OF NEW MILFORD, COUNTY OF SUSQUEHANNA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING IN THE CENTER OF STATE HIGHWAY ROUTE 11 SAID POINT BEING THE NORTHEASTERLY CORNER OF LANDS OF H. ROSS HALL THENCE EASTERLY ALONG THE NORTHERLY EDGE OF SAID LAND OF H. ROSS HALL 250 FEET TO A POINT FOR A CORNER; THENCE NORTHERLY AND PARALLEL WITH THE PUBLIC HIGHWAY 115 FEET TO A POINT FOR A CORNER; THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY EDGE OF LANDS OF SAID H. ROSS HALL 250 FEET TO THE CENTER OF SAID PUBLIC HIGHWAY ROUTE 11; THENCE SOUTHERLY ALONG THE CENTER OF SAID PUBLIC HIGHWAY 115 FEET TO THE POINT OF BEGINNING. CONTAINING 28750 SQUARE FEET OF LAND BE THE SAME MORE OR LESS.

BEING KNOWN AS: 19954 STATE ROUTE 11 NEW MILFORD, PA 18834

PROPERTY ID: 090.00-1,023.00

TITLE TO SAID PREMISES IS VESTED IN Debra L. Rider, widow, and Angela J. Stuckey, single, BY DEED FROM Debra L. Rogers u/b/m Debra L. Rider, as Executrix of the Estate of Louise F. Hall, deceased, and Debra L. Rogers n/b/m Debra L. Rider, widow DATED February 20, 2016 RECORDED February 23, 2016 AS INSTRUMENT NO. 201601489

Angela Stuckey A/K/A Angela J. Stuckey is deceased. Date of Death was January 21, 2020.

PROPERTY ADDRESS: 19954 State Route 11, New Milford, PA 18834

UPI / TAX PARCEL NUMBER: 090.00-1,023.00,000.

Seized and taken into execution to be sold as the property of DEBRA RIDER A/K/A DEBRA L. RIDER F/K/A DEBRA L. ROGERS, INDIVIDUALLY, AND IN HER CAPACITY AS HEIR OF IRA RIDER, JENNIFER BROWN A/K/A JENNIFER RIDER, IN HER CAPACITY AS HEIR OF IRA RIDER, KRISTIE RAMEY A/K/A KRISTIE MOSIER, IN HER CAPACITY AS HEIR OF IRA RIDER, SAMANTHA STUCKEY-ALLEN, IN HER CAPACITY AS HEIR OF ANGELA J. STUCKEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRA RIDER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGELA J. STUCKEY 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

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania