

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0896 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 9:00 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 the surface or right of soil of the certain lot, piece or parcel of land situate, lying and being in the Borough of Forest City in the Second Ward, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

DISTINGUISHED as Lot Number Nine (9) in Block Ten (10) on the property of The Hillside Coal & Iron Company, as described and designated in the survey of the same, accompanied by a map thereof and being in front forty (40) feet, and one hundred and fifty (150) feet deep, and being bounded as follows:

ON the North by Lot Number Ten (10); on the East by Hudson Street; on the South by Lot Number Eight (8); and on the West by Lot Number Twenty One (21).

BEING KNOWN AS: 755 HUDSON STREET FOREST CITY, PA 18421

PROPERTY ID: 268.07-1,057.00,000

TITLE TO SAID PREMISES IS VESTED IN ROBERT BALENDY AND DAWN BALENDY, HIS WIFE BY DEED FROM GUY GERSTEL AS EXECUTOR OF THE ESTATE OF JENNIE MATJAN, DECEASED, DATED August 15, 2002 RECORDED January 02, 2003 IN BOOK NO. 579, AT PAGE 805.

THE SAID ROBERT BALENDY HAVING DEPARTED THIS LIFE ON August 1, 2019.

Appurtenances: One (1) - 2 story single family wood frame vinyl siding shingle roof dwelling
One (1) - 11' x 15' wood frame shed

PROPERTY ADDRESS: 755 Hudson Street, Forest City, PA 18421

UPI / TAX PARCEL NUMBER: 268.07-1,057.00,000.

Seized and taken into execution to be sold as the property of DAWN BALENDY in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR REGISTERED HOLDERS OF EQUIFIRST MORTGAGE LOAN TRUST 2003-1, ASSET-BACKED CERTIFICATES, SERIES 2003-1.

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