

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-0183 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, NOVEMBER 25, 2025
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 of the surface only of that certain lot, piece, or parcel of land situated in the Township of Rush, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the centerline intersections of State Route 706 and T480 Devine Ridge Road, said POINT OF BEGINNING has PA State Plane Coordinates (NAD 83 North Zone) N 594,766.0' E 2,434,048.1';

THENCE along the centerline of said State Route 706, S 37 degrees 27' 36" W a distance of 121.22' to a point common to the Lands of Odd Fellows Hall Association of Rush;

THENCE along said lands of Odd Fellows Hall Association of Rush, passing through a rebar at roadside, N 45 degrees 36' 06" W a distance of 156.13' to a capped rebar;

THENCE continuing along said lands of Odd Fellows Hall Association of Rush S 46 degrees 20' 30" W a distance of 47.93' to a rebar corner common to the lands of Brett & Christel Flynn;

THENCE along the lands of Brett & Christel Flynn the following courses and distances:

- 1) N 43 degrees 56' 23" W a distance of 122.94' to a rebar corner;
- 2) S 54 degrees 30' 50" W a distance of 16.40' to a rebar corner;
- 3) N 35 degrees 52' 07" W a distance of 16.40' to a rebar corner;
- 4) N 54 degrees 09' 43" E a distance of 16.61' to a rebar corner;
- 5) N 45 degrees 43' 11" W a distance of 26.06' to a rebar corner common to the lands now or formerly of Jacob Fissler,

THENCE along the lands now or formerly of Jacob Fissler N 47 degrees 25' 27" W a distance of 16.02' to a rebar corner;

THENCE N 51 degrees 16'24" E a distance of 156.87' passing through a rebar at roadside to a point in the centerline of said T480 - Devine Ridge Road;

THENCE along the centerline of said T480 - Devine Ridge Road, S 37 degrees 19' 33" E a distance of 42.31' to a point;

THENCE continuing along the centerline of said T480- Devine Ridge Road, S 48 degrees 19' 54" E a distance of 263.95' to the said POINT OF BEGINNING.

Containing 44,681 Square Feet, 1.03 Acres of land.

BEING ALL OF LOT #1 of the FAIR HILL REAL ESTATE, LLC MINOR SUBDIVISION. Surveyed by Arrow Surveying, LLC, dated June 16, 2022, Drawing 1 of 2. Said subdivision was approved by the Susquehanna County Planning Commission on September 23, 2022, filed to Map File No. 7867.

SUBJECT TO all rights, restrictions, and easements contained in the chain of title.

TAX MAP NO.: 157.00-1,020.02,000

BEING THE SAME PREMISES which George Boggs and Linda Boggs, by Deed dated 12/1/2023 and recorded in the Office of the Recorder of Deeds of Susquehanna County on 12/5/2023 in Instrument No. 202309567, granted and conveyed unto Donna Marie Bushika.

BEING known as 4961 State Route 706, Montrose, Pennsylvania 18801

PARCEL # 157.00-1,020.02,000

Appurtenances: One (1) - 2 story wood frame dwelling metal roof
One (1) - 25' x 32' wood frame garage metal roof
One (1) - 30' x 60' wood frame bank barn metal roof

PROPERTY ADDRESS: 4961 State Route 706, Montrose, PA 18801

UPI / TAX PARCEL NUMBER: 157.00-1,020.02,000.

Seized and taken into execution to be sold as the property of DONNA MARIE BUSHIKA in suit of PENNYMAC LOAN SERVICES, LLC.

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:
Powers Kirn,LLC
Trevose, PA (215) 942-2090

LANCE M. BENEDICT, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania