

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-1029 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.

FIRST PIECE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF SUSQUEHANNA, NOW SUSQUEHANNA DEPOT, COUNTY OF SUSQUEHANNA AND STATE OF PENNSYLVANIA, KNOWN AND DESCRIBED AS LOT NO. 219 WEST OF DRINKER CREEK.

SECOND PIECE:

ALL THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF SUSQUEHANNA, COUNTY OF SUSQUEHANNA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH, VINE STREET, ON THE EAST BY FRANKLIN A VENUE, THE SOUTH BY RICHARD KNIFER AND ON THE WEST BY PATRILLO.

BEING THE SAME PREMISES CONVEYED TO DANIEL VINSKO, SR. AND DANIEL VINSKO, JR., BY KIMBERLY A. ROODY, N/B/M, KIMBERLY A. KAPPLER BY DEED DATED APRIL 13, 2005 AND RECORDED APRIL 25, 2005 IN SUSQUEHANNA COUNTY DEED INSTRUMENT NUMBER 200503624.

THE SAID DANIEL VINSKO, SR. PASSED AWAY FEBRUARY 8, 2006 LEAVING DANIEL VINSKO, JR. SOLE SURVIVING TENANT WITH RIGHT OF SURVIVORSHIP,

THIS DEED IS CONVEYED UNDER AND SUBJECT TO THE RIGHTS OF WAY OF ANY AND ALL PUBLIC HIGHWAYS AND PUBLIC UTILITIES WHICH MAY BE OVER AND ACROSS THE SAME.

BEING KNOWN AS: 12 HIGH STREET F/K/A 410 FRANKLIN AVE, SUSQUEHANNA, PA 18847

PROPERTY ID: 054.15-2,047.00

TITLE TO SAID PREMISES IS VESTED IN DANIEL VINSKO, JR., SINGLE BY DEED FROM DANIEL VINSKO, JR., SINGLE, DATED FEBRUARY 2, 2007 RECORDED FEBRUARY 2, 2007 AT INSTRUMENT NO. 200701083

Appurtenances: One (1) - single story wood framed dwelling with vinyl siding
One (1) - single story two car detached garage 26 x 30 with wood frame and vinyl siding
One (1) - 8 x 10 metal framed shed with metal siding

PROPERTY ADDRESS: 12 High Street F/K/A 410 Franklin Ave, Susquehanna, PA 18847

UPI / TAX PARCEL NUMBER: 054.15-2,047.00,000.

Seized and taken into execution to be sold as the property of DANIEL VINSKO, JR. in suit of JPMORGAN CHASE 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:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Mt. Laurel, NJ (855) 225-6906

JOHN V OLIVER, Sheriff
SUSQUEHANNA COUNTY, Pennsylvania