

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-00840

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 25, 2026
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 right, title and interest in and to all the surface or right of soil of, in and to all that certain lot, piece or parcel of land situate, lying and being in the Second Ward of the Borough of Forest City, County of Susquehanna and State of Pennsylvania, bounded and described as follows:

BEING Lot Number Ten (10) in Block Number Three (3) in the Borough of Forest City as per map in the Office of the Hillside Coal and Iron company, (now Pennsylvania Coal Company), said Lot number Ten (10) being fifty (50) feet wide in front and rear, and one hundred fifty (150) feet deep.

Improved with a frame two family dwelling known as Nos. 32-34 North Street in said Borough of Forest City.

BEING the same premises that Andrew Berish Jr. and Viola Berish, life tenant, conveyed to Al Papocchia and Robert Skibinski, by deed dated December 22, 1988 and recorded in Susquehanna County Deed Book 459 at page 140.

ALSO BEING the same premises that Robert Skibinski by deed dated March 7, 1991, and intended to be recorded, granted and conveyed his one-half interest to Al Papocchia, the Grantor herein.

BEING KNOWN AS: 32 NORTH STREET A/K/A 32-34 NORTH STREET, FOREST CITY, PA 18421

PROPERTY ID: 268.07-3,003.00,000

TITLE TO SAID PREMISES IS VESTED IN GARY L. BENNETT AND TINA BENNETT, HIS WIFE BY DEED FROM AL PAPOCCHIA, DATED FEBRUARY 26, 1993 RECORDED MARCH 18, 1993 IN BOOK NO. 488, AT PAGE 643

THE SAID GARY L. BENNETT HAVING DEPARTED THIS LIFE ON 10/29/2017

Appurtenances: One (1)- Wood frame vinyl side 2 story/2 Family dwelling

PROPERTY ADDRESS: 32 North Street A/K/A 32-34 North Street, Forest City, PA 18421

UPI / TAX PARCEL NUMBER: 268.07-3,003.00,000

Seized and taken into execution to be sold as the property of TINA BENNETT; JERRY TUTTLE C/O ERNEST A. SPOSTO, JR.; CRYSTAL TUTTLE C/O ERNEST A. SPOSTO, JR. in suit of WELLS FARGO BANK NATIONAL ASSOCIATION, NOT ON ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005-HE1.

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