

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY

SHERIFF'S SALE

MORTGAGE FORECLOSURE

Tuesday, September 24th, 2013 at 11:00 A.M.

By virtue of a Writ of Execution No. 2013-652 CP, issued by WELLS FARGO BANK, N.A., AS CERTIFICATE TRUSTEE (NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE), IN TRUST FOR REGISTERED HOLDERS OF VNT TRUST SERIES 2010-2, out of the Court of Common Pleas of Susquehanna County, Pennsylvania, upon Judgment entered therein to No. 2012-1708-CP, there will be exposed to public sale and outcry on Tuesday, September 24th, 2013 at 11:00 E.S.T., in the Sheriff's Office, Susquehanna County Court House, Montrose, Pennsylvania, the following described real estate, to wit:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Borough of Thompson, County of Susquehanna and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING in the center of the road leading from Thompson to Starrucca, known as Jackson Street, as the southwest corner of land formerly owned by the Thompson M.E. Church and later by E.C. Layton and now by Walter Short, and running along the westerly line of same and Ella Smith lot eleven and one half (11 ½) rods to a corner in land formerly owned by Mrs. Demoray and now owned by M.D. Page Estate;
THENCE along the southerly line of Page Lot in a westerly direction six (06) rods to a corner in other lands of said C. M. Lewis;
THENCE along same in a southerly direction and centering a large sweet apple tree eleven and one half (11 ½) rods to the center of aforesaid street;
THENCE along the center of same in an easterly direction six (06) rods to the place of beginning.
CONTAINING seventy (70) rods of lands, be the same more or less.
BEING the same premises that Thomas H. Porth, single, by his attorney in fact, Myron B. DeWitt, Esq., by Deed dated 9/6/1991 and recorded 9/11/1991 in the County of Susquehanna (Book 477 Page 943) granted and conveyed unto David A. Burdick and Renee L. Burdick, his wife, his/her heirs and assigns, in fee.

Tax Parcel No.: 115.09-1,025.00,000.

Property Address: RR 24 Jackson Street nka 3173 Starrucca Road, Thompson, PA 18465

APPURTENANCES: One-Two Story Wood Frame Dwelling
One-26'X 32' Wood Frame Bank Barn
One-6'X 10' Wood Frame Shed
One-6'X 6' Wood Frame Shed

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. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the date of sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution as the property of DAVID A. BURDICK, RENEE L. BURDICK

Thomas M. Federman, Esq.
Federman and Associates, LLC
305 York Road Suite 300
Jenkintown, PA 19046
215-572-5095

LANCE BENEDICT, SHERIFF
SUSQUEHANNA COUNTY
MONTROSE, PA 18801