SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-MF-2022-0305

Issued out of the Court of Common Pleas of Perry County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Perry County Courthouse, 2 E. Main Street in the Borough of New Bloomfield County of Perry, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 27, 2027
AT 1:00 O'CLOCK P.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.

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. CATHERINE BEDELL A/K/A CATHERINE CINELLI, CHERYL CINELLI, CHRISTINE BOUDREAU, DAVID CINELLI, DONALD GARVEY, GAIL LAPOINTE, JOHN DAVIS AND STEVEN GARVEY,AS HEIRS OF LILY C DAVIS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LILY C DAVIS, DECEASED

ALL THAT CERTAIN tract or parcel of land situate in Carroll Township, Perry County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in center of Public Highway, Legislative Route 5003; thence East through center of said Public Highway for a distance of Ninety (90) feet; thence South along land now or formerly of R. W. McAlister and Esther McAlister, his wife, for a distance of Two-Hundred and Ten (210) feet to an iron pin; thence West along land now or formerly of R. W. McAlister and Esther McAlister, his wife, for a distance of Ninety (90) feet to an iron pin; thence North along land now or formerly of R. W. McAlister and Esther McAlister, his wife, for a distance of Two Hundred and Ten (210) feet, the place of BEGINNING.

TOGETHER with the right to use the 16 foot wide right of way as more particularly set forth in Deed Book 264, Page 236, which said right of way was reserved and excepted unto Dorothy E. Gehr, grantor herein, her heirs and assigns.

UNDER AND SUBJECT to covenants, conditions, reservations, restrictions, easements and right of ways of record.

BEING THE SAME PREMISES which James M. Gehr, Joyce E. Kretzing, Margaret L. Gehr a/k/a Margaret L. Sohn and Dorothy M. Anderson, Co-Executors of The Last Will and Testament of Dorothy E. Gehr, Deceased, by Deed dated July 8, 2005 and recorded on August 5, 2005, in the Perry County Recorder of Deeds Office As Instrument No. 200507760, granted and conveyed unto Rudolph H. Davis Jr. and Lilly C. Davis, Husband and Wife. The said Rudolph H. Davis departed this life on or about June 16, 2011, where, by operation of law, title vested solely in Lily C. Davis. The said, Lily C. Davis departed this life on April 25, 2022. Absent probate of an estate, title vests is known heirs, Catherine Bedell a/k/a Catherine Cinelli, Cheryl Cinelli, Christine Boudreau, David Cinelli, Donald Garvey, Gail LaPointe, John Davis and Steven Garvey as well as Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Lily C. Davis, Deceased.

Being Known as 730 Pisgah State Road, Shermans Dale, PA 17090

Parcel I.D. No. 040, 164.08-011.000

PROPERTY ADDRESS: 730 PISGAH STATE ROAD, SHERMANS DALE, PA 17090

UPI / TAX PARCEL NUMBER: 040,164.08-011.000

Seized and taken into execution to be sold as the property of CATHERINE BEDELL A/K/A CATHERINE CINELLI, CHERYL CINELLI, CHRISTINE BOUDREAU, DAVID CINELLI, DONALD GARVEY, GAIL LAPOINTE, JOHN DAVIS AND STEVEN GARVEY,AS HEIRS OF LILY C DAVIS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LILY C DAVIS, DECEASED in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

(c) CountySuite Sheriff, Teleosoft, Inc.

TERMS OF SALE: 10% of purchase price or total costs plus poundage whichever is greater to be paid when the property is stricken down, and the balance on the 10th day after sale. If the balance is not paid by the due date, you will lose your down payment. Notice to all parties in interest and claimants: You are hereby notified that I, David A. Hammar, Acting Sheriff of Perry County, Pennsylvania will file a schedule of proposed distribution of the proceeds of sale in the above entitled matter (10) days after the sale and which will be kept on file in the office of the Prothonotary 2 E. Main Street New Bloomfield, PA 17068. Unless written exemptions are filed no later than twenty (20) days after the sale, distribution of the proceeds of the sale will be made in accordance with the proposed schedule of distribution. If within the (10) days after filing of the proposed schedule of distribution no petition has been filed to set aside the sale, the Sheriff will execute and acknowledge a deed to the property sold.

Attorney for the Plaintiff:
HLADIK, ONORATO & FEDERMAN, LLP
NORTH WALES, PA 215-855-9521

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.