

## **Sheriff Sale Notice/Handbill**

By virtue of Writ of Execution #1118-2022 Issued out of the Court of Common Pleas of Clarion County, Pennsylvania, and to me directed, there will be exposed to public sale at the Courthouse in Clarion Borough, Clarion County, Pennsylvania, on **Friday, the 9<sup>th</sup> day of February 2024 at 10:00 A.M.** the following described property, to wit:

All those certain pieces or parcels of land situate in Rimersburg Borough, County of Clarion, and State of Pennsylvania, as more fully described in Deed Book Volume 200, Page 464.

Being known as: **884 Main Street, Rimersburg, PA 16248**

Map and/or parcel number: **#027-002240**

The improvements thereon are: Residential Dwelling

Seized and taken into execution as the property of: **Samuel L. Hook, Jr. and Terry R. Hook, Co-Administrators of the Estate of Samuel L. Hook, deceased**

At the suit of: U.S. Bank Trust National Association, US Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, Nationstar Mortgage, LLC

**Disclosing of the reserve bid on the auction floor is prohibited. Violation could result in continuance of sale.**

A Schedule of Distribution of the money bid for this property will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed. The Sheriff's poundage of two percent (2%) of the bid will come out of the winning bid.

Attorney: Dana Marks, Esquire  
Friedman Vartolo, LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530

Phone: 212-471-5100

**Debt: \$35,163.36** plus interest and costs

Follow the link to a picture of this property. [www.co.clarion.pa.us](http://www.co.clarion.pa.us)  
Choose: County Government, Clarion County Sheriff, Real Estate  
**Shawn Zerfoss, Sheriff of Clarion County**

