SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1198

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ColumbiaPASheriffSales.

WEDNESDAY, OCTOBER 21, 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 that certain piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in or near the centerline of State Route No. 1035 "Lower Raven Creek Road", said point being in fine of lands of Steven E. and Rhonda R. Hess then along and near the centerline of State Route No. 1035 the following 15 courses and distances:

1 . north 41 degrees 35 minutes 22 seconds east 211.92 feet to a point near the southern edge of the bridge over Raven Creek,
2. north 38 degrees 14 minutes 14 seconds east 77.14 feet to a point;
3. north 26 degrees 49 minutes 10 seconds east 42.19 feet to a point,
4. north 15 degrees 30 minutes 47 seconds east 70.91 feet to a point,
5. north 03 degrees 43 minutes 06 seconds east 55.29 feet to a point;
6. north 08 degrees 45 minutes 09 seconds west 130.20 feet to a point,
7. north 11 degrees 18 minutes 11 seconds west 274.81 feet to a point,
8. north 11 degrees 42 minutes 07 seconds west 151.45 feet to a point;
9. north 07 degrees 07 minutes 06 seconds west 96.95 feet to a point;
10. north 03 degrees 50 minutes 02 seconds east 112.33 feet to a point;
11. north 15 degrees 06 minutes 41 seconds east 77.21 feet to a point,
12. north 22 degrees 16 minutes 86 seconds east 53.07 feet to a point,
13. north 20 degrees 58 minutes 25 seconds east 55.46 feet ta a point,
14. north 21 degrees 30 minutes 16 seconds east 121.81 feet to a point,
15. north 21 degrees 00 minutes 06 seconds east 82.41 feet to a point,

THENCE through lands of John B. Thomas) along Lot No. 6 passing through an iron pin set 20.00 feet east of the last described point south 71 degrees 22 minutes 22 seconds east 549.98 feet to a set Iron pin;

THENCE through the same (along Lot No"4) passing. through an iron pin set 16.56 feet from a point in or near the centerline of Township Route. No. 787," Thunderbird Road" south 18 degrees 41 minutes 06 seconds west 416.80 feet to a point in or-near the centerline of Township Route No. 787;

THENCE continuing through the same (along Lot No. 2) passing through an iron pin set 20.00 feet south of the last described point south 06 degrees 03 minutes 33 seconds west 520.09 feet to a set iron pin; THENCE continuing along the same (along Lots No. 2 and 3) south 71 degrees 22 minutes 26 seconds east 534.96 feet to a set iron pin; then by lands of Hubert W. and Hilda M. Mulaney and lands of John J. and Amelia I. Natt south 19 degrees 40 minutes 45 seconds west 605.80 feet to a set iron pin,

THENCE by lands of Steven E. and Rhonda R. Hess crossing Raven Creek north 69 degrees 46 minutes 52 seconds west 954.90 feet to the place of beginning.

CONTAINING 23.139 acres of land, and being Lot No. 1 of the Thunderbird Farms Subdivision prepared by Orangeville Surveying Consultants, Inc. (Drawing No. 05-20, dated April 4, 2005), and recorded in Columbia County Map Book at Page

BEING part of the same premises conveyed to John B. Thomas, by Deed of Jean S. Hess and Donald G. Hess, her husband, dated September 17, 2003, and recorded September 19, 2003,2s Instrument Number 200312089 in the Office of the Recorder of Deeds of Columbia County.

SUBJECT to the right-of-way of State Route No. 1035.

SUBJECT to the right-of-way of Township Route No. 787.

UNDER AND SUBJECT, however, to the terms and provisions of those certain Building Restrictions and Covenants — Thunderbird Farms Subdivision — Benton Township, Columbia County, Pennsylvania, dated December 27, 2005, and recorded January 5, 2006, as Instrument No. 200600140 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania.

BEING the same premises which Kristin Davis by Deed dated October 10, 2008 and recorded in the Official Records of Columbia County on October 14, 2008 as Instrument Number 200810667 granted and conveyed unto Donald Lee Davis.

714 Lower Raven Creek Road, Benton, PA 17814

Tax Parcel Number: 03 -05--008-01-000

Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: $220,507.84

Premise Being: 714 Lower Raven Creek Road, Benton, PA 17814

Seized and sold as the property of Donald Davis a/k/a Donald Lee Davis, Kristen Davis

Judgment Number 2024-CV-1198 (U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee for LB-Igloo Series IV Trust v Donald Davis A/K/A Donald Lee Davis; Kristen Davis)

Dated: July 30, 2025

Dana Marks, Esq. (205165)
Robert Flacco, Esq. (325024)
Danielle Johnson, Esq. (334703)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

PROPERTY ADDRESS: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-05-008-01-000

Seized and taken into execution to be sold as the property of DONALD LEE DAVIS, KRISTIN DAVIS, ANTRANIG GARIBIAN ESQ, COMMONWEALTH OF PA DEPARTMENT OF TRANSPORTATION in suit of U.S. BANK NATIONAL ASSOC.

(c) CountySuite Sheriff, Teleosoft, Inc.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.