

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 21-0012

Issued out of the Court of Common Pleas of Lycoming County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Commissioner's Board Room, 3rd Floor, 33 West Third Street, Williamsport PA 17701 in the city of Williamsport, County of Lycoming, Commonwealth of Pennsylvania on:

**AT 10:30 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.

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ALL that certain lot of land situate in the fourteenth ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the East Side of Locust Street seventy-two feet (72') south of the Intersection of Harvard Avenue at the corner of property now or formerly of T.D. Miller; thence Easterly along the line now or formerly of said Miller one hundred and seven feet (107') to the line now or formerly of Derrick S. Hartshorn, et al.; thence Southerly along the line now or formerly of Hartshorn, et al.; thence Southerly along the line now or formerly of Hartshorn seventy feet (70') to the North line of an alley; thence Westerly along said alley one hundred seven feet (107') to Locust Street; thence Northerly along Locust Street seventy feet (70') to the place of beginning. Being part of Lots Nos. 7 and 8, Block 27, on the Plan of Vallamont.

BEING the same premises granted and conveyed unto Edith L. Meltzer by Deed of Edith L. Meltzer and Freda C. Simon, Executors of the Last Will and Testament of Sarah Cramer, deceased, dated October 5, 1966 and recorded October 21, 1966 in the Office of the Register and Recorder in and for Lycoming County, PA, at Deed Book 523, page 936. The said Edith L. Meltzer, a/k/a Edith L. Schneider, died August 5, 1984. Title to said premises has remained in the Estate of Edith L. Schneider subject to administration by the Co-Executors/Co-Trustees of Edith L. Schneider, above named, Grantors herein.

FOR identification purposes only, being known as all of Tax Parcel No. 74-12-510 in the Office of the Lycoming County Tax Assessor, and recorded in Book 4698, Page 226 of the Lycoming County Register and Recorder's Office.

THE property being subject to a Mortgage Foreclosure action in the Lycoming County Court of Common Pleas, Docket No. 21-0012.

PROPERTY ADDRESS: 1516 LOCUST STREET, WILLIAMSPORT, PA 17701-2027

UPI / TAX PARCEL NUMBER: 74-012-510

Seized and taken into execution to be sold as the property of CHARLES S BEST, STEPHANIE L BEST in suit of WEST BRANCH VALLEY FEDERAL CREDIT UNION.

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**TERMS OF SALE:** 25% when property is sold and the balance is due ten (10) days after the sale. Notice to all parties in interest and claimants: You are hereby notified that I, R. Mark Lusk, Sheriff of Lycoming 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 48 West Third Street Williamsport PA 17701. 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:  
PERCIBALLI & WILLIAMS, LLC  
WILLIAMSPORT, PA

**R. MARK LUSK, Sheriff**  
LYCOMING COUNTY, Pennsylvania