

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 19-1991

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 Michael Ross Event Center, located in the Trade & Transit Centre II, 3rd Floor, 144 W. 3rd 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 piece, parcel or lot of land situate in the third ward of the Borough of South Williamsport, county of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at the southwest corner of lot now or formerly of Reighard and Coryell, said lot being situate on the north side of Southern Avenue; thence northerly along said lot one hundred seventy-five (175) feet, more or less, to the right-of-way of the Williamsport and Linden branch of the Philadelphia and Erie Rail-Road; thence westerly along said right-of-way forty-five (45) feet as measured at right angles with the last mentioned line; thence southerly one hundred seventy-five (175) feet, more or less, to the north side of the said Southern Avenue; thence easterly along the north side of said Southern Avenue; thence easterly along the north side of said Southern Avenue forty-five (45) feet to the place of beginning and known as 1436 West Southern Avenue.

BEING the same premises conveyed to Charles L. Keiser and Shirley A. Keiser, his wife, by Deed Florence M. Hekenaur dated October 23, 1973, and recorded in the office for the recording of deeds in and for Lycoming County in Deed Book 668, page 39. The said Charles L. Keiser died June 12, 1998, thereby vesting full fee simple title in Shirley A. Keiser.

UPI- 53-001-807

1436 West Southern Avenue, South Williamsport, PA 17702

PROPERTY ADDRESS: 1436 W SOUTHERN AVE, SOUTH WILLIAMSPORT, PA 17702

UPI / TAX PARCEL NUMBER: 53-001-807

Seized and taken into execution to be sold as the property of DEBBIE HIGGINS IN HER CAPACITY AS KNOWN HEIR, DEVISEE AND/OR DISTRIBUTE OF THE ESTATE OF SHIRLEY KEISER A/K/A SHIRLEY A. KEISER, DECEASED, UNKNOWN HEIR(S) OF THE ESTATE OF SHIRLEY KEISER A/K/A SHIRLEY A. KEISER, DECEASED in suit of MORTGAGE ASSETS MANAGEMENT, LLC.

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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:  
PINCUS LAW GROUP  
PHILADELPHIA, PA (516) 699-8902

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