

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 21-1288

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:

**FRIDAY, MAY 05, 2023
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.

All that certain piece, parcel, or lot of land situate in the Township of Loyalsock, County of Lycoming, and Commonwealth of Pennsylvania, being part of Lot No. 54 on plot or plan of Heshbon Park, said plan being recorded in Deed Book Volume 256, Page 394, bounded and described as follows:

Beginning at an iron pin on the east side of McKinney Street, said pin being at the southwest corner of lot of land, now or formerly of Robert John Sharrow and Pauline Evelyn Sharrow, his wife; Thence continuing in a southerly direction along the East side of McKinney Street, fifty-eight and two-tenths (58.2) feet to line of Lot No. 53; Thence in an easterly direction along line of Lot No. 53 a distance of three hundred thirty-six and three-tenths (336.3) feet to an iron pin on the West line of Lot No. 50; Thence in a northerly direction along the West line of Lot No. 50, fifty-eight and two-tenths (58.2) feet to the South line of lot now or formerly of Robert John Sharrow, et ux.; Thence in a westerly direction along the southern line of lot now or formerly of Robert John Sharrow, et ux., three hundred thirty-six and three-tenths (336.3) feet to East line of McKinney Street. the point and place of beginning.

Being the same property as conveyed from Robert L. Yeagle, II divorced and Diana R. Yeagle, divorced to Diana R. Yeagle, divorced as set forth in Deed Book 8836 Page 215 dated 01/19/2016, recorded 01/21/2016, LYCOMING County, PENNSYLVANIA.

Tax ID: 26-021.0-0602.00-000

PROPERTY ADDRESS: 2910 MCKINNEY STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 26-021-602

Seized and taken into execution to be sold as the property of MEGAN ROSELLE, IN HER CAPACITY AS HEIR OF DIANA R YEAGLE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIANA R YEAGLE in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

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:
PARKER MCCAY PA
MOUNT LAUREL, NJ 856-810-5815

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania