

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-00951

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:

**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 and lot of land situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and bounded and described according to a survey made by John A. Bubbs, Registered Engineer, dated February 10, 1964, as follows:

BEGINNING at an iron pin in the southern line of Scott Street [fifty (50) feet wide], said iron pin being situate north seventy-four (74) degrees west (erroneously referred to in prior deeds as east), three hundred twenty-four and fifty-one hundredths (324.51) feet from the southwest corner of the intersection of Scott Street and Cemetery Street as measured along the southern line of Scott Street; thence from the place of beginning and along western line of land now or formerly of Robert L. Livingstone, south sixteen (16) degrees zero (00) minutes west, ninety-nine (99) feet to an iron pin in the northern line of land now or formerly of Charles R. Hamm; thence along the northern line of land now or formerly of said Charles R. Hamm and also the northern line of lands now or formerly of W. Kramer and M. A. Hinkle, north seventy-four (74) degrees zero (00) minutes west, forty-five and fifty hundredths (45.50) feet to an iron pin; thence along the eastern line of land now or formerly of J. E. Wertman, north sixteen (16) degrees zero (00) minutes east, ninety-nine (99) feet to an iron pin in the southern line of Scott Street; thence along the southern line of Scott Street, south seventy-four (74) degrees east, forty-five and fifty hundredths (45.50) feet to an iron pin, the point and place of beginning. Being known and numbered as 1431-1433 Scott Street.

BEING the same premises granted and conveyed unto Vested Estates, LLC, a Pennsylvania limited liability company, by deed of Dennis W. Hosey, married, said deed dated December 22, 2015 and recorded December 28, 2015 in Lycoming County Record Book 8821, page 108.

FOR identification purposes only, being known as all of Tax Parcel No. 70-010-607 in the office of the Lycoming County Tax Assessor.

Improvements on the premises include a two-story two family residential building being known as 1431-1433 Scott Street, Williamsport, PA 17701.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV 22-00951

PROPERTY ADDRESS: 1431-1433 SCOTT STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 70-010-607

Seized and taken into execution to be sold as the property of VESTED ESTATES, LLC in suit of WOODLANDS BANK.

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:
MCNERNEY PAGE VANDERLIN & HALL
WILLIAMSPORT, PA

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania