SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-01115

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.

ALL that certain piece, parcel and lot of land situate in the Second Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and being known as 110 West Central Avenue, and being more particularly bounded and described as follows:

BEGINNING at a point on the north side of West Central Avenue, forty-five (45) feet west of the northwest corner of said West Central Avenue and Howard Street; thence northerly in a line parallel to said Howard Street, one hundred fifty (150) feet to an alley; thence west along said alley, forty-five (45) feet; thence south along lot now or formerly of W. M. Crissman, one hundred fifty (150) feet to West Central Avenue; thence east along West Central Avenue, forty-five (45) feet to the place of beginning.
UNDER AND SUBJECT to any and all restrictions, covenants and easements, if any, in the prior chain of title.

BEING the same premises granted and conveyed unto Mary K. Smith by deed from Rodney B. Costill and Amy D. Costill, said deed dated and recorded September 6, 2002 in Lycoming County Record Book 4291, page 321.
FOR identification purposes only, being known as all of Tax Parcel No. 52-001-605 in the Office of the Lycoming County Tax Assessor.
RESIDENTIAL units within the Borough of South Williamsport which are occupied other than by the owner thereof are subject to the inspection requirements of the South Williamsport Borough Code.
Improvements on the premises include a two-story family residential building being known as 110 West Central Avenue, South Williamsport, PA 17702.
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 22-01115.

PROPERTY ADDRESS: 110 WEST CENTRAL AVENUE, SOUTH WILLIAMSPORT, PA 17702

UPI / TAX PARCEL NUMBER: 52-001-605

Seized and taken into execution to be sold as the property of MARY K SMITH 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

(c) CountySuite Sheriff, Teleosoft, Inc.