

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 22-01221

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 THOSE TWO (2) CERTAIN pieces, parcels and lots of land situate in the Eighth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

**PARCEL NO. 1:**

BEGINNING at a drill hole in the northern line of Parkwood Street, said drill hole being twenty-eight and three tenths (28.3) feet east of the northeast corner of Parkwood Street and the first alley east of Mulberry Street; thence in an easterly direction along the north line of Parkwood Street, thirty-eight and seven tenths (38.7) feet to a drill hole in the north line of Parkwood Street; thence in a northerly direction in a line parallel with the aforesaid alley, one hundred sixty (160) feet to a point in the southern line of Guinter Avenue; thence in a westerly direction along the southern line of Guinter Avenue, thirty-eight and seven tenths (38.7) feet to a point; thence in a southerly direction in a line parallel with the eastern line hereof and through the center of a party wall of a double brick dwelling one hundred sixty (160) feet to a drill hole in the north line of Parkwood Street, the point and place of beginning. Having erected thereon the eastern half of a double brick dwelling and known as 111 Parkwood Street.

**PARCEL NO. 2:**

BEGINNING at a drill hole in the northeast corner of Parkwood Street and the first alley east of Mulberry Street; thence in a northerly direction along the eastern line of said alley one hundred sixty (160) feet to a point in the southeast corner of said alley and Guinter Avenue; thence in an easterly direction along the southern line of said Guinter Avenue, twenty-eight and three tenths (28.3) feet to a point; thence in a southerly direction in a line parallel with the aforesaid alley and through the center of a party wall of a double brick dwelling one hundred sixty (160) feet to a drill hole in the north line of Parkwood Street; thence in a westerly direction along the north line of Parkwood Street, twenty-eight and three tenths (28.3) feet to the point and place of beginning. Having erected thereon the western half of a double brick dwelling and known 109 Parkwood Street.

BEING the same premises conveyed unto Randall K. Dauber, by deed of Kelly J. Romano and Carl R. Romano, III, a married couple, dated and recorded April 15, 2019 to Lycoming County Record Book 9184, at Page 278.

FOR IDENTIFICATION PURPOSES only, this Parcel is known as Tax Parcel No. 68-009-506 in the Office of the Lycoming County Assessor.

Docket No. CV-22-01221

Property Address: 109-111 Parkwood Street, Williamsport, PA 17701

PROPERTY ADDRESS: 109-111 PARKWOOD STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 68-009-506

Seized and taken into execution to be sold as the property of JASON M SEYLER, RANDALL K DAUBER, ERICA LYNN SEYLER, JOSHUA M HARRIGAN, JESSE N LOPEZ, JAMIYL I CLARKE in suit of AUTO WORLD OF WILLIAMSPORT.

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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:**  
MCNERNEY, PAGE, VANDERLIN & HALL  
WILLIAMSPORT, PA

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