

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-01260

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, NOVEMBER 03, 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 Township of Loyalsock County of Lycoming and Commonwealth of Pennsylvania, designated as Parcel No. 1 on the Sub-division on Land of Nicholas C. & Luanne B. Bender, prepared by Vassallo Engineering & Surveying, Job No. 17-301, dated July 26, 2018, approved August 28, 2018 and recorded September 7, 2018 in the Office for the Recorder of Deeds in and for Lycoming County in Map Book 64, Page 42 and Record Book 9169, Page 1764, more particularly bounded and described as follows:

Beginning at an existing iron pin on the northern terminus of Fieldcrest Drive, known as Township Road No. 576, at the intersection of the southeastern corner of the land now or formerly of David R. & Anita E. Pennycoff, known as Tax Parcel No. 26-329171 .G, and the western corner of the parcel herein described, said beginning being North seventy- three (73) degrees nineteen (19) minutes East, forty-three and ninety hundredths (43.90) feet from an existing iron pin at the intersection of the northwestern corner of the northern terminus of said Fieldcrest Drive and a southern corner of the land now or formerly of said Pennycoff; thence from the said place of beginning and along the eastern line of the land now or formerly of said Pennycoff, North eight (08) degrees eight (08) minutes West, ninety-four and thirty-five hundredths (94.35) feet to an iron pin at the intersection of the eastern line of the land now or formerly of said Pennycoff, the southwestern corner of the Residual Parcel of this subdivision and the northwestern corner of the parcel herein described; thence along the southern line of said Residual Parcel, North seventy-nine (79) degrees forty-one (41) minutes East, two hundred twenty-three and thirty-five hundredths (223.35) feet to an iron pin at the intersection of a southeastern corner of said Residual Parcel, the western line of the land now or formerly of Gary B. & Denise O. Ciriacy, known as Tax Parcel No. 26-329-168, and the northeastern corner of tile parcel herein described; thence along the lines of the land now or formerly of said Ciriacy by the two (2) following courses and distances - First: South ten (10) degrees nineteen (19) minutes East, one hundred seventy-one and seventy-three hundredths (171.73) feet to an existing iron pin; Second - South seventy-nine (79) degrees fortyone (41) minutes West, two hundred three and eighty-five hundredths (203.85) feet to an existing iron pin on the eastern line of the aforesaid Fieldcrest Drive at the intersection of a northwestern corner of the land now or formerly of said Ciriacy, and the southwestern corner of the parcel herein described; thence along said Fieldcrest Drive by the two (2) following courses and distances: First - North eight (08) degrees zero (00) minutes West, eighty and ten hundredths (80.10) feet to an existing iron pin; Second - South seventy-three (73) degrees nineteen (19) minutes West, twenty-six and fifty hundredths (26.50) fe

PROPERTY ADDRESS: 2760 FIELDCREST DRIVE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 26-329-168.E

Seized and taken into execution to be sold as the property of DAKOTA M JAMES in suit of FREEDOM MORTGAGE CORPORATION.

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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania