

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-00564

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 03, 2024**  
**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 parcel of land situate in the First Ward of the Borough of South Williamsport. County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows. to wit;  
BEGINNING at An iron pin In the north line of East Seventh Avenue, said iron pin being located 237.4 feet easterly from the northeast corner of the intersection of Main Street and East Seventh Avenue, said distance being measured along the north side of East Seventh Avenue; thence North 23 degrees 12 minutes West 132.4 feet to an iron pin; thence North 66 degrees 48 minutes East along other land now or formerly of Clyde A. Eck, et al., 55 feet to an iron pin; thence South 23 degrees 12 minutes East 135 feet to an iron pin in the northern line of East Seventh Avenue; thence South 69 degrees West 55.1 feet to an iron pin, the place of beginning.

THESE PREMISES are sold under and subject to the following covenants and restrictions rite observance of which shall form part of the consideration and run with the title to the land:

First. No buildings shall be erected on said premises nearer to East Seventh Avenue than 25 feet, for which distance back the said premises shall at no time be built upon or obstructed, except by unenclosed porches, steps, fences, statuary, trees, or shrubbery.

Second. No dwelling shall be erected on said premises at a cost of less than Forty-Five Hundred Dollars (\$4,500.00).

Third. Not more than one dwelling or house shall be erected on said premises, said dwelling or house when erected, to be of the one family type.

PARCEL IDENTIFICATION NUMBER 51-4-405.

BEING the same premises which John D. Thome and Sharon J. Thome, his wife, and Gary R. Thorne and Donna Thorne, his wife, by deed dated December 7, 1999 and recorded December 9, 1999 in Lycoming County in Deed Book Volume 345 at Page 18, granted and conveyed unto Gary E. Stetts and Selena R. Stetts, husband and wife. Gary E. Stetts departed this life on September 19, 2015, at which time all interest passed to Selena R. Stetts by operation of law.

PROPERTY ADDRESS: 315 EAST 7TH AVENUE, SOUTH WILLIAMSPORT, PA 17702

UPI / TAX PARCEL NUMBER: 51-004-405

Seized and taken into execution to be sold as the property of SELENA R STETTS in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST C/O NEWREZ LLC FKA NEW PENN FINANCIAL LLC, DBA SHELLPOINT MORTGAGE SERVICING.

**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