

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-00596

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, 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.

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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, bounded and described as follows. to-wit;

Beginning at a point, the same being the Northeast corner of the intersection of Louisa Street and Wildwood Boulevard; thence Northwardly along the East line of Wildwood Boulevard to a point opposite the center line of the double frame dwelling house; thence in an Easterly direction along the center line of said double frame dwelling house a distance of one hundred thirty-two (132) feet more or less to the West line of an eighteen foot alley; thence Southwardly along the West line of said alley to the Northwest corner of the intersection of said alley and said Louisa Street and thence Westwardly along the North line of Louisa Street one hundred thirty-two (132) feet to the Northeast corner of Wildwood Boulevard and Louisa Street, the point and place of beginning.

Parcel Numbers: 70-0010061800000- and 70-0010061700000-

Property Address: 800 - 802 Wildwood Boulevard, Williamsport, PA 17701

PROPERTY ADDRESS: 800-802 WILDWOOD BLVD, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 70-001-617 AND 70-001-618

Seized and taken into execution to be sold as the property of BETTY J MOREHART 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.

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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:  
PARKER MCCAY PA  
MOUNT LAUREL, NJ 856-810-5815

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