SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-01236

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.

By virtue of Writ of Execution No. CV-23-01236

Towd Point Mortgage Trust 2018-1, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Ann E. Harner Steele a/k/a Ann E. Harner-Steele, (Defendant)

Property Address 692 Muncy Exchange Road, Muncy, PA 17756

Parcel I.D. No. 40-39300119B-000
Improvements thereon consist of a residential dwelling.
Judgment Amount: $157,540.60
Attorney for Plaintiff: Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 692 MUNCY EXCHANGE ROAD, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 40-393-119.B

Seized and taken into execution to be sold as the property of ANN E STEELE AKA ANN E HARNER-STEELE in suit of TOWD POINT MORTGAGE TRUST 2018-1, US BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE C/O SELECT PORTFOLIO SERVICING, INC.

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:
HLADIK, ONORATO AND FEDERMAN, LLP
NORTH WALES, PA 215-855-9521

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.