

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-01206

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 01, 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 or lot of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania; HAVING erected thereon a dwelling known as 327 Jerome Avenue, Williamsport, PA 17701 and designated as Assessment No. 75-013-308; BEING the same premises which Frederick N. Allgaier, Executor under the Last Will and Testament of Isabelle M. Fischer, by Deed dated July 30, 1973, and recorded with the Recorder of Deeds Office of Lycoming County, PA on July 30, 1973 at Deed Book Volume 658, Page 134, granted and conveyed unto Carol L. Diggan. On or about May 11, 2023, Carol L. Diggan died and by operation of law her interest in the property vested in her heirs.

PROPERTY ADDRESS: 327 JEROME AVENUE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 75-013-308

Seized and taken into execution to be sold as the property of CHARLES DIGGAN, SOLELY AS THE KNOWN HEIR OF CAROL L DIGGAN, DECEASED, ALL THE UNKNOWN HEIRS OF CAROL L DIGGAN in suit of FIRST COMMONWEALTH BANK.

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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, Eric Spiegel, 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:  
MCGRATH MCCALL, P.C.  
PITTSBURGH, PA 412-281-4333

**ERIC SPIEGEL, Sheriff**  
LYCOMING COUNTY, Pennsylvania