

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-01171

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 02, 2025
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 Fourteenth Ward of the City of Williamsport, Lycoming County and the Commonwealth of Pennsylvania, as shown on a plat of survey by Hilling Land Surveying, said plat dated February 2013, and being identified as Parcel No. 1 on a subdivision of lands for Victoria E. Stillman and Kim K. Andrews, said subdivision being recorded in Lycoming County Record Book 8008 Page 331 and Map Book 62 Page 230, as follows:

BEGINNING at a point on the southwest line of Ravine Road (50' wide), common to the lands now or formerly of the Wildwood Cemetery Company and at the northeast corner of the parcel of land herein described; thence Southerly along the southwest line of Ravine Road along a curve to the left, said curve having a radius 520.98 feet with an arc length of 150.13 feet and a chord bearing of South 45 degrees 02 minutes 20 seconds East, a chord length of 149.81 feet to a found iron pin; thence along land now or formerly of Victoria E. Stillman and Kim Karl Andrews and identified as the residual tract on the above referenced subdivision, the following two (2) courses and distances: 1. South 31 degrees 43 minutes West, a distance of 128.03 feet a set No. 6 steel pin capped; 2. South 78 degrees 18 minutes 05 seconds West, a distance of 176.86 feet to a set No. 6 steel pin/capped; thence North 29 degrees 13 minutes 00 seconds West by the lands now or formerly of Anna R. Carey, a distance of 389.30 feet to a found steel pin; thence by lands now or formerly of Wildwood Cemetery Company the following two (2) courses and distances: 1. South 65 degrees 37 minutes 30 seconds East, a distance of 304.73 feet to a reset No. 6 steel pin/capped; 2. North 52 degrees 14 minutes 40 seconds East, a distance of 59.57 feet to the point of beginning (this course passes through a found steel pin 8.39 feet southwest of the point of beginning). Containing 1.52 Acres.

BEING the same premises granted and conveyed unto Kenny L. Woodling and Donna J. Woodling by Deed of Victoria E. Stillman and Kim Karl Andrews, her husband, dated June 10, 2013 and recorded August 6, 2013 in Lycoming County Record Book 8081, Page 285. Kenny L. Woodling died on October 20, 2017, thereby vesting his title in and to Donna J. Woodling, by right of survivorship.

SUBJECT to any restrictions, easement and/or adverbs that pertain to this property.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NUMBER 74-14-500.12 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

Rieders, Travis, Dohrmann, Mowrey, Humphrey & Waters
By: Clifford A. Rieders, Esq.
Sean P. Gingerich, Esq.
161 W. Third Street
Williamsport, PA 17701

PROPERTY ADDRESS: 1885 RAVINE ROAD, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 74-14-500.12

Seized and taken into execution to be sold as the property of MARK T J MACKAY, KARI M MACKAY in suit of WOODLANDS BANK.

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:

LAW OFFICES RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY
WILLIAMSPORT, PA 570-323-8711

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania