

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-01428

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 07, 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.

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DOCKET NO: CV-2024-01428

ALL THAT CERTAIN lot or piece of ground situate in the Tenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania.

TAX PARCEL NO: 70-0090040000000-

UPI NO. 70-009-400

PROPERTY ADDRESS: 1806 Memorial Avenue, Williamsport, Pennsylvania 17701

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Billiejean Scone

ATTORNEY'S NAME: Powers Kirn, LLC

SHERIFF'S NAME: Mark Lusk

PROPERTY ADDRESS: 1806 MEMORIAL AVENUE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 70-009-400

Seized and taken into execution to be sold as the property of BILLIEJEAN SCONE in suit of EQUITY PRIME MORTGAGE LLC C/O SERVBANK, SB.

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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:  
POWERS KIRN, LLC  
TREVOSSE, PA 215-942-2090

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