

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-00230

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, AUGUST 01, 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.

Tax Parcel No.: 71-002-841

Docket No.: 2024-00230

ALL THAT CERTAIN lot of land situate in the 11th ward of the city of Williamsport County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point two hundred fifty (250) feet west of the northwest corner of Howard and Lincoln Streets; thence in a westerly direction along Lincoln Street fifty (50) feet to a point; thence in a northerly direction one hundred fifty (150) feet to a sixteen (16) foot alley; thence in an easterly direction along said alley fifty (50) feet; thence in a southerly direction one hundred fifty (150) feet to Lincoln Street, the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, the above-described parcel is known as parcel # 71-002-841 in the Office of the Lycoming County Tax Assessor and also as 2222 Lincoln Street.

BEING the same premises granted and conveyed unto Grantor and Grantee herein by deed dated October 15, 2010 and recorded on October 27, 2010 in Lycoming County Record Book 7101, Page 269.

PROPERTY ADDRESS: 2222 LINCOLN STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 71-002-841

Seized and taken into execution to be sold as the property of ZACHARY CIPRIANI in suit of WEST BRANCH VALLEY FEDERAL CREDIT UNION.

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:
PERCIBALLI & WILLIAMS, LLC
WILLIAMSPORT, PA

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania