

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-00853

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.

ALL that certain piece, parcel and lot of land situate in the Fourteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of Vallamont Drive, said point being six hundred thirty-eight (638) feet east of the northwest corner of Fifth Avenue and Vallamont Drive, said point being designated by an iron pin; thence in a northerly direction, a distance of one hundred fifty-six (156) feet to an iron pin in the southern line of proposed Vista Road; thence in an easterly direction along the south line of Vista Road, a distance of one hundred twenty-four (124) feet to an iron pin; thence in a southerly direction, a distance of one hundred forty (140) feet, more or less, to the north side of Vallamont Drive; thence in a westerly direction along the north side of Vallamont Drive, a distance of one hundred twenty (120) feet, more or less, to the point and place of beginning.

BEING the same premises granted and conveyed unto Parker R. Metcalf, married, and Ryan P. Metcalf, single, by deed of Howard W. Freezer and Edwina J. Freezer, husband and wife, dated and recorded October 22, 2008 in Lycoming County Record Book 6486, Page 37. The said Sylvia S. Metcalf joins in this conveyance to relinquish any marital interest she may have in the subject premises by virtue of her marriage to Parker R. Metcalf.

PROPERTY ADDRESS: 930 VALLAMONT DRIVE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 74-004-406

Seized and taken into execution to be sold as the property of DUSTI L BERNINGER, CHRISTOPHER BERNINGER in suit of WELLS FARGO BANK, N.A..

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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania