

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 25-00286

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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All those two(2) certain pieces, parcels and lots of land situate in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being known as Lots No. 16 and 17 in Block L of the plot or plan of town lots laid out and known as Grand View Terrace, and being more particularly bounded and described as follows, to-wit:

Lot No. 16: Bounded on the West by Elm Street; on the North by Lot No. 15 of said Block L; on the East by a sixteen (16) foot alley; and on the South by Lot No. 17 of said Block L.; having a frontage of fifty (50) feet on Elm Street, and extending Eastward between parallel lines one hundred seventy-five (175) feet to a sixteen (16) foot alley.

Lot No. 17: Bounded on the West by Elm Street; on the North by Lot No. 16 of said Block L; on the East by a sixteen (16) foot alley; and on the South by Lot No. 18 of said Block L; having a frontage of fifty (50) feet on Elm Street, and extending Eastward between parallel lines one hundred seventy-five (175) feet to a sixteen (16) foot alley.

UNDER AND SUBJECT to the conditions, restrictions, covenants, rights-of-way, etc. as heretofore contained in the prior chain of title.

Being the same property conveyed to Curtis S. Tome, a married person by Michael L. Smeal, single, and Jennifer L. Beam, single, in deed dated 03/31/2003 recorded 03/31/2003 in Book 4510 Page 145, Instrument No. 200300006003, in the County of Lycoming, State of Pennsylvania.

BEING KNOWN AS: 309 ELM STREET JERSEY SHORE, PA 17740-1509

PROPERTY ID: 22-0020030200000-

TITLE TO SAID PREMISES IS VESTED IN Curtis S. Tome, a married person BY DEED FROM Michael L. Smeal, single and Jennifer L. Beam, single, DATED March 31, 2003 RECORDED March 31, 2003 IN BOOK NO. 4510 PAGE 145

PROPERTY ADDRESS: 309 ELM STREET, JERSEY SHORE, PA 17740-1509

UPI / TAX PARCEL NUMBER: 22-002-302

Seized and taken into execution to be sold as the property of CURTIS S TOME in suit of WELLS FARGO BANK, N.A..

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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:**  
RAS CITRON LAW OFFICES  
MOUNT LAUREL, NJ 855-225-6906

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