

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-00781

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:

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 lot, tract, piece and parcel of land with the messuages and appurtenances thereunto belonging, situate in the Twelfth Ward (formerly the Fourth Ward) of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at the southwest corner of Center Street and Rural Avenue; thence westwardly along said Rural Avenue, seventy-nine and eight-tenths (79.8) feet to an alley; thence southwardly along said alley, thirty-two (32) feet, more or less, to other land now or formerly of John P. Smith; thence eastwardly along the land now or formerly of the said John P. Smith in a line parallel with Rural Avenue, seventy-nine and eight-tenths (79.8) feet to said Center Street; thence northwardly along said Center Street, thirty-two (32) feet, more or less, to corner and place of BEGINNING.

BEING the same premises granted and conveyed unto Daniel Charles Walz and Amy L. Walz, his wife, by Deed of Thomas D. Dieffenbach and Anna Y. Dieffenbach, his wife, dated and intended to be herewith recorded.

FOR identification purposes only, being known as Tax Parcel No. 72-003-110 in the Office of the Lycoming County Tax Assessor.

Being known as 843 Center Street, Williamsport, PA 17701

BEING THE SAME PREMISES which GRANTORS Thomas D. Dieffenbach and Anna Y. Diffenbach, by Deed dated June 9, 2020 and recorded July 13, 2020 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 9218, Page 2858, Instrument No. 202000007417 granted and conveyed unto Daniel Charles Walz and Amy L. Walz in fee.

PROPERTY ADDRESS: 843 CENTER STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 72-003-110

Seized and taken into execution to be sold as the property of DANIEL CHARLES WALZ, AMY L WALZ in suit of CARRINGTON MORTGAGE SERVICES, LLC.

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:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA 610-278-6800

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania