

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-00700

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.

Tax Parcel No. 70-007-103.C
1610 Scott Street, Williamsport, PA 17701

ALL that certain tract or parcel of land situate in the City of Williamsport, County of Lycoming, and Commonwealth of Pennsylvania, identified Parcel No. 1 on the Subdivision on land of Greater Lycoming Habitat for Humanity, Inc., recorded December 13, 2017 in Lycoming County Record Book 9149, page 2600 (Map Book 63, page 508), as described as follows:

BEGINNING at an iron pin, on the northern line of Scott Street, at the intersection of the southeastern corner of land of Redevelopment Authority of the City of Williamsport, known as Tax Parcel No. 70-007-103, and the southwestern corner of the Parcel herein described, said beginning being south seventy-nine (79) degrees eleven (11) minutes twenty-six (26) seconds east, three hundred ninety-five and thirty-eight hundredths (395.38) feet from a point, at the intersection of the northern line of said Scott Street, the eastern line of Oliver Street, and the southwestern corner of said Redevelopment Authority; thence from the said place of beginning, and along the eastern line of land of said Redevelopment Authority, and along the eastern line of land now or formerly of Memorial Homes, LP, known as Tax Parcel No. 70-007-103.A, north ten (10) degrees fifty-seven (57) minutes seven (07) seconds east, passing through an existing iron pin, at a distance of one hundred eighteen and seventy-one hundredths (118.71) feet, for a total distance of one hundred twenty-four and seventy hundredths (124.70) feet, to an existing iron pin, at the intersection of the eastern line of land now or formerly of said Memorial Homes, LP, the southwestern corner of land now or formerly of Carrie A. Kong, known as Tax Parcel No. 70-007-103.B, and the northwestern corner of the Parcel herein described; thence along the southern line of land now or formerly of said Kong, south seventy-nine (79) degrees two (02) minutes fifty-three (53) seconds east, thirty-four and fourteen hundredths (34.14) feet, to an iron pin, at the intersection of the southern line of land now or formerly of said Kong, the northwestern corner of Parcel No. 2 of this subdivision, and the northeastern corner of the Parcel herein described; thence along the western line of said Parcel No. 2, south ten (10) degrees fifty-seven (57) minutes seven (07) seconds west, one hundred twenty-four and sixty-one hundredths (124.61) feet, to an iron pin, on the northern line of the aforesaid Scott Street, at the intersection of the southwestern corner of said Parcel No. 2, and the southeastern corner of the Parcel herein described; thence along the northern line of said Scott Street, north seventy-nine (79) degrees eleven (11) minutes twenty-six (26) seconds west, thirty-four and fourteen hundredths (34.14) feet, to an iron pin, the said place of beginning. Containing 4,256 Square Feet.

The improvements thereon erected consist of a one-half double two story dwelling.

FOR identification p

PROPERTY ADDRESS: 1610 SCOTT ST, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 70-007-103.D

Seized and taken into execution to be sold as the property of NICOLE GONZALEZ in suit of GREATER LYCOMING HABITAT FOR HUMANITY, INC..

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:
MCNERNEY, PAGE, VANDERLIN & HALL
WILLIAMSPORT, PA

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania