SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01757

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 06, 2026
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 OF LAND SITUATE NOW OR FORMERLY IN THE TENTH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING COUNTY, PENNSYLVANIA, KNOWN AS LOTS NOS. 82 AND 83 IN SAWYER PARK PLAN OF LOTS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EAST LINE OF AN ALLEY BETWEEN KROUSE AVENUE AND WILDWOOD BOULEVARD, SAID POINT BEING EIGHTY-SEVEN AND FIVE TENTHS (87.5) FEET NORTH OF THE NORTH LINE OF HIGH STREET, THENCE EAST PARALLEL WITH HIGH STREET EIGHTY-TWO (82) FEET TO THE WEST LINE OF WILDWOOD BOULEVARD; THENCE NORTH FORTY (40) FEET ALONG SAID WILDWOOD BOULEVARD TO LAND NOW OR FORMERLY OF W.H. EDKIN, THENCE WEST EIGHTY-TWO (82) FEET SIX (6) INCHES, MORE OR LESS, TO THE EAST LINE OF AN ALLEY, THENCE SOUTH FORTY (40) FEET ALONG THE EAST SIDE OF SAID ALLEY TO THE PLACE OF

The improvements thereon being known as 709 Wilwood Boulevard aka 709 Wildwood Boulevard, Williamsport, PA 17701

HAVING ERECTED THEREON a Residential Real Estate.

BEING the same premises which Sharon R. Kinley by Deed dated April 15, 2004 and recorded in the Office of Recorder of Deeds of Lycoming County on April 22, 2004 at Book 4935, Page272 Instrument#200400006595granted and conveyed unto Camille Ann Perry-Stabley, James Walter Stabley .

TAX PARCEL NO. 70-4-304

Docket No. CV-2025-01757-CV

PROPERTY ADDRESS: 709 WILDWOOD BLVD, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 70-004-304

Seized and taken into execution to be sold as the property of JAMES WALTER STABLEY in suit of DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2004-1 MORTGAGE LOAN ASSET BACKED NOTES AND CERTIFICATIONS, SERIES 2004-1.

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, Eric Spiegel, 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.

(c) CountySuite Sheriff, Teleosoft, Inc.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.