SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00369

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, FEBRUARY 05, 2027
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 on Chestnut Street in the Village of Linden and Township of Woodward, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post at the corner of Chestnut Street and private road; thence in a westerly course along said Chestnut Street one hundred (100) feet to a post at corner of land now or formerly of Benjamin H. Pfleegor; thence in a northerly course along line of said Benjamin H. Pfleegor one hundred forty three (143) feet six (6) inches to a post; thence in an easterly course along line of said Benjamin H. Pfleegor one hundred forty three (143) feet six (6) inches to a post; thence in an easterly course along line of land now or formerly of Clara Hauser fifty two (52) feet to a post at the private road; thence in a southerly course along said private road one hundred twenty five (125) feet to the place of beginning.

BEING the same premises granted and conveyed unto Leroy B. Hoover and Marie A. Hoover, his wife, by deed of Elwood C. Hoover and Doris E. Hoover, dated September 13, 1985 and recorded in Lycoming County Deed Book 1123, page 226.

Title to said premises is vested in Angela H. Lacerra, a single person, by deed from Leroy Hoover and Marie A. Hoover, husband and wife, by the Attorney in Fact Alan G. Cohick, dated 11/22/1999 and recorded on 11/30/1999, by the Lycoming County Deed of Recorders Office in Book 3443 Page 264, as Instrument #22861.

BEING KNOWN AS: 48 Chestnut St., Linden, PA 17744
Parcel ID: 60-003-525

PROPERTY ADDRESS: 48 CHESTNUT STREET, LINDEN, PA 17744

UPI / TAX PARCEL NUMBER: 60-003-525

Seized and taken into execution to be sold as the property of ANGELA H LACERRA in suit of WILMINGTON SAVING FUND SOCIETY, FSB, ET.AL.

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.

Attorney for the Plaintiff:
PARKER MCCAY PA
MOUNT LAUREL, NJ 856-810-5815

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.