SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 26-00390

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 IN THE BOROUGH OF MONTGOMERY, LYCOMING COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST ON THE EAST SIDE OF KINSEY STREET; THENCE ALONG SAID STREET NORTH 19 1/4 DEGREES WEST 55 FEET TO A POST; THENCE ALONG LAND NOW OR FORMERLY OF LEVI HOUSTON AND CHERRY, NORTH 70 ¾ DEGREES EAST 165 FEET TO AN ALLEY; THENCE BY SAID ALLEY SOUTH 19 1/4 DEGREES EAST 55 FEET TO LAND NOW OF FORMERLY OF GEORGE KILMER; THENCE BY SAID LAND SOUTH 70 3/4 DEGREES WEST 165 FEET TO THE PLACE OF BEGINNING. CONTAINING 9075 SQUARE FEET OF LAND, BE THE SAME MORE OR LESS.

ALL THAT CERTAIN PIECE OF LAND IN THE REAR OPPOSITE THE NORTHEAST CORNER OF SAID LOT AND WEST OF THE ABOVE MENTIONED ALLEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF SAID ALLEY AND LINE FORMERLY OF JOHN KINSEY ESTATE; THENCE NORTH 86 1/2 DEGREES EAST 142 FEET; THENCE SOUTH 8 DEGREES EAST 15 FEET TO A POINT; THENCE SOUTH 72 DEGREES WEST 135 FEET TO THE EASTERN LINE OF SAID ALLEY; THENCE NORTH 18 DEGREES WEST 53 FEET TO THE
PLACE OF BEGINNING. CONTAINING 2590 SQUARE FEET OF LAND, MORE OR LESS.

The improvements thereon being known as 36 Kinsey St, Montgomery, PA 17752

HAVING ERECTED THEREON a Residential Real Estate.

BEING the same premises which Jeffrey P. Moorhead and Marti J. Moorhead by Deed dated June 14, 2023 and recorded in the Office of Recorder of Deeds of Lycoming County on July 21, 2023 at Book 9312, Page 289 Instrument# 202300007368 granted and conveyed unto Aaron Williams and Ashley Williams and Marvin L. Williams, Jr.

TAX PARCEL NO. 35-01-215

PROPERTY ADDRESS: 36 KINSEY STREET, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 35-001-215

Seized and taken into execution to be sold as the property of AARON WILLIAMS, ASHLEY WILLIAMS, MARVIN L WILLIAMS, JR in suit of VILLIAGE CAPITAL & INVESTMENT, LLC.

(c) CountySuite Sheriff, Teleosoft, 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, 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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.