

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 18-1590

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 The Executive Plaza Building, First Floor Commissioner's Board Room 330 Pine Street Williamsport Pennsylvania 17710 in the Town of Williamsport County of Lycoming, Commonwealth of Pennsylvania on:

**FRIDAY, AUGUST 04, 2023**  
**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.

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All those certain pieces, parcels and lots of land situated in the Township of Old Lycoming . County of Lycoming and Commonwealth of Pennsylvania, being identified as Parcel No. 1 and Parcel No. 4 on the Sub-Division Lot Add-On on Land of Joseph L. Jolin, dated September 22, 2016 and recorded December 8, 2016 in Lycoming County Record Book 9095, Page 304, as follows:

PARCEL NO. 1: BEGINNING at an Existing Iron Pin, at the intersection of the Southeastern corner of Parcel No. 4 of this Sub-division, the Western line of land of Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348.148.04, of which this Parcel and said Parcel No. 4 are to become part, and the Northern line of the Parcel herein described, said Beginning being the Six (6) following courses and distances from a Point in the center of Grimesville Road, also known as Township Road No. 834, at the intersection of the Northeastern corner of land of Scott M. Jolin, known as Tax Parcel No. 43-348-149, and the Northwestern corner of other land of Joseph L. Jolin, known as Tax Parcel No. 43-348-148, First: along the center of said Grimesville Road, North 59 Degrees 19 Minutes East • 44.06 feet, to a Point. Second: continuing along the center of said Grimesville Road, North 55 Degrees 41 Minutes East - 57.00 feet, to a Point. Third: continuing along the center of said Grimesville Road, North 53 Degrees 02 Minutes East — 61.00 feet, to a Point. Fourth: continuing along the center of said Grimesville Road, North 51 Degrees 04 Minutes East — 100.00 feet, to a Point. Fifth: leaving said Grimesville Road, and along the Western line of land of said Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04, South 05 Degrees 33 Minutes West - 147.96 feet, to an Existing Iron Pin.. Sixth: continuing along the Western line of land of said Mark A. & Shelly A. Jolin, South 01 Degrees 21 Minutes West — 89.94 feet, to an Existing Iron Pin, the said Place of Beginning. Thence from the said Place of Beginning, and along the lines of said Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04. by the Three (3) following courses and distances. First. South 01 Degrees 21 Minutes West • 47.34 feet, to an Existing Iron Pin. Second: North 71 Degrees 45 Minutes East — 108.19 feet, to an Existing Iron Pin. Third: South 18 Degrees 15 Minutes East 211.07 feet, to an existing Iron Pin, at the intersection of the Southwestern corner of said Mark A & Shelly A. Jolin, known as Tax Parcel No. 43-348.148.05, the Northern line of land of Jeffrey T. & April M. Fulmer, known as Tax Parcel No. 43-348-146, the Southeastern corner of Parcel No. 2 of this Sub-division. and the Southeastern corner of the Parcel herein described. Thence along the Northeastern line of said Parcel No. 2, North 52 Degrees 56 Minutes West — 283.77 feet, to an Iron Pin, at the intersection of the Northern corner of said Parcel No. 2, the Southeastern line of Parcel No. 3 of this Sub-division, and the Western corner of the Parcel No. 1 herein described. Thence along the Southeastern line of said Parcel No. 3, North 41 Degrees 51 Minutes East —44.51 feet, to an iron Pin, at the intersection of the Eastern corner of said Parcel No. 3, the Southeastern corner of the aforesaid Residual Parcel of this Sub-division, of other land of said Joseph L. Jolin, known as Tax Parcel No. 43-348-148. the Southwestern corner of the aforesaid Parcel No. 4, and the Northwestern corner of the Parcel herein described. Thence along the Southern line of said Parcel No, 4, North 71 Degrees 30 Minutes East — 30.59 feet, to an Existing Iron Pin, the said Place of Beginning. Containing 17,538 Square feet.

PARCEL NO. 4: BEGINNING at an Existing Iron Pin, at the intersection of the Eastern line of the Residual Parcel of this Sub-division, land of Joseph I. Jolin, known as Tax Parcel No.43-348-148, the Western line of

land of Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04, of which this Parcel and said Parcel No. 1 are to become part, and the Northern corner of the Parcel herein described, said Beginning being the Five (5) following courses and distances from a Point in the center of Grimesville Road also known as Township Road No. 834, at the intersection of the Northeastern corner of land of Scott M. Jolin, known as Tax Parcel No. 43-348-149, and the Northwestern corner of the Residual Parcel of this Sub-division, on land of Joseph I. Jolin, known as Tax Parcel No. 43-348-148. First: along the center of said Grimesville Road, North 59 Degrees 19 Minutes East - 44.06 feet to a Point. Second: continuing along the center of said Grimesville Road, North 55 Degrees 41 Minutes East — 57.00 feet, to a Point. Third: continuing along the center of said Grimesville Road, North 53 Degrees 02 Minutes East — 61.00 feet to a Point. Fourth: continuing along the center of said Grimesville Road, North 51 Degrees 04 Minutes East 100.00 feet, to a Point. Fifth: leaving said Grimesville Road, and along the Western line of land of said Mark A. & Shelly A Jolin, known as Tax Parcel No. 43-348-148.04, South 05 Degrees 33 Minutes West 147.96 feet, to an Existing Iron Pin, the said Place of Beginning. Thence from the said Place of Beginning, along the Western line of land of said Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04, South 01 Degrees 21 Minutes West — 89.94 feet, to an Existing Iron Pin, at the intersection of the Western line of land of said Mark A. & Shelly A. Jolin, known as Tax Parcel No. 43-348-148.04, the Northeastern corner of the aforesaid Parcel No. 1, of this Sub-division, and the Southeastern corner of the Parcel herein described. Thence along the Northern line of said Parcel No. 1, South 71 Degrees 30 Minutes West — 30.59 feet, to an Iron Pin, at the intersection of the Northwestern corner of said Parcel No. 1, the Northwestern corner of said Parcel No. 3, of this Sub-division, the Southeastern corner of said Residual Parcel. and the Southwestern corner of the Parcel herein described. Thence along the Southeastern line of said Residual Parcel, North 17 Degrees 21 Minutes East — 104.37 feet, to an Existing Iron Pin, the said Place of Beginning. Containing 1,294 Square Feet.

ALL. that certain piece, Parcel or lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows.

BEGINNING at a point at the intersection of the center of Pa. State Highway, State Route No. 3012, leading from Pa. State Highway, State Route No. 2014 to Pa. State Highway, State Route No 3015 and the Northeastern corner of Parcel No. 3 on land now or formerly of Lucille J. Jolin Matter, said beginning point being referenced from an existing iron pin at the intersection of the Northeastern corner of land now or formerly of Harold I. and Rita M. Crawley, and a point in Pa. State Highway, State Route No. 3012, by the five (5) following courses and distances: First - North fifty-nine (59) degrees forty-eight (48) minutes East, one hundred thirty-seven and sixty-four hundredths (137.64) feet to a railroad spike: Second — North Fifty-nine (59) degrees nineteen (19) minutes EAST, Forty-four and six hundredths (44.06) feet to a point; Third — North fifty-five (55) degrees forty-one (41) minutes East fifty-seven and zero hundredths (57.00) feet to a point, Fourth • North fifty -three (53) degrees two (02) minutes East, sixty-one and zero hundredths (61.00) feet to a point. Fifth • North fifty-one (51) degrees, Four (04) minutes East, one hundred and zero hundredths (100.00) feet to a point to the place of beginning; thence from the said place of beginning and continuing along the center of said Pa. State Highway, State Route No. 3012, North fifty-one (51) degrees six (06) minutes East, one hundred twenty-six and seventy-two hundredths (126.72) feet to a point at the intersection of the center of said Pa. State, Highway. State Route No. 3012 and the Northwestern corner of land now or formerly of William D. and Joyce A Gross, thence along the Western line of land now or formerly of said William D. and Joyce A. Gross, South fourteen (14) degrees forty-five (45) minutes East, two hundred sixty-four and forty-four hundredths (264.44) feet to an existing railroad spike at the intersection of the Southwestern corner of land now or formerly of said William D. and Joyce A. Gross and the Northern line of Parcel No. 6 on

land now or formerly of Lucille J. Jolin Matter; thence along the Northern line of said Parcel No. 6 on land now or formerly of Lucille J. Jolin Matter. South seventy-one (71) degrees thirty (30) minutes West, one hundred and zero hundredths (100.00) feet to an iron pin at the intersection of the Northwestern corner of said Parcel No. 6 on land now or formerly of Lucille J. Jolin Matter, the Northeastern corner of Parcel No, 5 on land now or formerly of Lucille J. Jolin Matter, and the Southeastern corner of the aforesaid Parcel No. 3 on land now or formerly of Lucille J. Jolin Mater; thence along the Eastern line of said Parcel No. 3 on land now or formerly of Lucille J. Jolin Matter, North eighteen (18) degrees fifty-three (53) minutes West, two hundred nineteen and seventy-one hundredths (219.71) feet to the place of beginning. Containing 0.603 of an acre.

This Deed description is the result of a survey by Vassallo Engineering and Surveying, Inc., 1918 West Third Street, Williamsport, Pennsylvania. completed October 9, 1992 in which they surveyed the property recorded in Deed Book 393, Page 470, Parcel No. 4, and moved the West property line between this property No. 4,

and that recorded in Deed Book 358, Page 163, Parcel No 3, to perform the Subdivision between the two properties of Lucille J. Jolin Matter as approved by the Old Lycoming Township Supervisors on June 25, 1992 and reviewed and approved by the Lycoming County Planning Commission on June 30, 1992.

ALSO, ALL that certain piece, parcel and lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known as Right-of-way No. 2 and being bounded and described as follows:

BEGINNING at a point at the intersection of the Southern corner of land of said Mark A. Jolin, the Eastern corner of Right-of-way No. 1 for Mark A, Jolin, the Western corner of Lot No. 6 on land of Lucille J. Jolin Matter, containing 1.671 acres, and the Northern corner of Lot No. 5 on land of said Lucille J. Jolin Matter, containing 1.064 acres; thence from the said place of beginning and along the Southwestern line of New Lot No. 6 on said land of Lucille J. Jolin Matter, containing 1.671 acres, South eighteen (18) degrees fifteen (15) minutes East, forty-five and zero hundredths (45.00) feet to a point at the intersection of the Southwestern line of New Lot No. 6 on land of said Lucille J. Jolin Matter, containing 3.671 acres and the Northern corner of New Lot No. 5, containing 1.064 acres; thence along the lines of said New Lot No. 5, containing 1.064 acres, by the two (2) following courses and distances: First - South seventy-one (71) degrees forty-five (45) minutes West, one hundred eight and ninety-one hundredths (108.91) feet to a point; Second — North one (01) degree, twenty-one (21) minutes East, forty-seven and thirty-four hundredths (47.34) feet to a point at the intersection of the Northern corner of said New Lot No. 5, containing 1.064 acres, the Eastern corner of New Lot No. 3, containing 0.697 of an acre, and the Southern corner of the aforesaid Right-of-way No. 1 for Mark A. Jolin; thence along the Southeastern Line of said Right-of-way No. 1 for Mark A. Jolin, North seventy-one (71) degrees, thirty (30) minutes East, ninety-two and thirty-one hundredths (92.31) feet to the place of beginning. Containing 4,489 square feet.

ALSO, ALL that certain piece, parcel and lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known as Right-of-way No. 1 and being bounded and described as follows:

BEGINNING at a point at the intersection of the Northern corner of said New Lot No. 3, containing 0.697 of an acre, the Western corner of land of said Mark A. Jolin, and the center of said Pa. State Highway, State Route No. 3012; thence from the said place of beginning and along, the Southwestern line of land of said Mark A. Jolin, South eighteen (18) degrees, fifty-three (53) minutes East, two hundred nineteen and seventy-one hundredths (219.71) feet to an existing iron pin at the intersection of the Southern corner of land of Mark A. Jolin, containing 1.671 acres, the Western corner of New Lot No. 6 on land of Lucille J. Jolin Matter, containing 1.671 acres, and the Northern corner of Right-of-way No. 2 for Mark A. Jolin:

thence along the Northwestern line of said Right-of-way No. 2 for Mark A. Jolin, South seventy-one (71) degrees, thirty (30) minutes West, ninety-two and thirty-one hundredths (92.31) feet to a point at the intersection of the Western corner of said Right-of-way No. 2 for Mark A. Jolin, the Northern corner of New Lot No. 5, containing 1.064 acres, and the Eastern corner of New Lot No. 3, containing 0.697 of an acre on land of Lucille J. Jolin Matter; thence along said New Lot No. 3, containing 0.697 of an acre, by the two (2) following courses and distances: First — North one (01) degree, twenty-one (21) minutes East, eighty-nine and ninety-four hundredths (89.94) feet to a point; Second — North five (05) degrees, thirty-three (33) minutes East, one hundred forty-seven and ninety-six hundredths (147.96) feet to the place of beginning. Containing 10,628 square feet.

The above-described parcels of land are subject to a right of way as set forth on a Plan showing right of way from Parcel Nos. 3 and 5 for Mark A. Jolin and Realignment of Parcel Nos. 3, 5 and 6 on land of Lucille J. Jolin Matter, dated August 13, 1998 and recorded in Lycoming county Record Book 3130, Page 75, and Map Rook 55, Page 225.

In accordance with subdivision approval, the above-described three (3) parcels of land are to be considered as one for subdivision purposes.

ALSO, ALL that certain piece, parcel and lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known its Parcel No. 6, bounded and described as follows:

BEGINNING at an existing iron pin at the intersection of the Eastern corner of Right-of-way No. 1 for Mark A. Jolin, the Northern corner of Right-of-way No. 2 for Mark A. Jolin and the Southern corner of land of Mark A. Jolin; thence from the said place of beginning and along the Southeastern line of land of said Mark A. Jolin and along the Southern line of land now or formerly of William D. and Joyce A. Gross, North seventy-one (71) degrees thirty (30) minutes East, two hundred seventy-five and twenty-eight hundredths (275.28) feet to forty (40) inch oak at the intersection of the Eastern corner of land now or formerly of said William D, and Joyce A.

Gross the Southern corner of land now or formerly of Kaye L. and John A. Sharar and the Western corner of land now of formerly of H. Vincent and Diane H. Bardsley, thence along, the Southwestern line of land now or formerly of said H. Vincent and Diane H. Bardsley, South twenty-one (21) degrees zero (00) minutes East, two hundred sixty-one and twenty-five hundredths (261.25) feet to an existing iron pipe at the intersection of the Southwestern line of said H. Vincent and Diane H. Bardsley and the Northern corner of land now or formerly of Thomas A. and Diane S. Fullmer; thence along the Northwestern line of land now or formerly of said Thomas A. and Diane S. Fullmer, South seventy-two (72) degrees twenty-nine (29) minutes West, two hundred eighty-seven and eighty-three hundredths (287.83) feet to an existing iron pipe at the intersection of the Northwestern line of land now or formerly of said Thomas A. and Diane S. Fullmer and the Eastern corner of New Lot No. 5 on land of Lucille J. Jolin Matter, containing 1.064 acres; thence along the Northeastern line of said New Lot No. 5 on land of Lucille J. Jolin Matter, containing 1,064 acres and the Northeastern line of the right-of-way No. 2 for Mark A. Jolin, North eighteen (18) degrees, fifteen (15) minutes West, two hundred fifty-six and seven hundredths (256.07) feet to the place of beginning. Containing 1.671 acres.

TOGETHER WITH a right of way as set forth on a Plan showing right of way from Parcel Nos. 3 and 5 for Mark A. Jolin and Realignment of Parcel Nos. 3, 5 and 6 on land of Lucille J. Jolin Matter, dated August 13, 1998 and recorded in Lycoming County Record Book 3130, Page 75, and Map Book 55, Page 225.

The above-described parcels of land are subject to a Maintenance Agreement between Lucille Jolin Matter and Mark Jolin and Shelly Jolin, his wife, dated August 5, 1999 and recorded in Lycoming County Record Book 3364, Page 116

The above-described parcels of land are more particularly bounded and described according to a Survey Combining lots on land of Mark A. and Shelly A. Jolin, prepared by Vassallo Engineering & Surveying, Inc., dated August 19, 2006, a copy of which is attached hereto, as follows.

BEGINNING At a PK Nail at the intersection of the center of Grimesville Road, also known as Pa State Highway, State Route No. 3012, leading front State Route No. 2014 to State Route No. 3015, and the Northeastern corner of land now or formerly of Lucille J. Jolin Matter, known as Tax Parcel No. 43-348-148, said beginning point being referenced from an existing iron pin at the intersection of the Northeastern corner of land now or formerly of Harold L. and Rita M. Crawley, known as Tax Parcel No. 43-348-150, at point on the South side of said Grimesville Road by the five (5) following courses and distances: First - North 59 degrees 48 minutes East - 137.64 feet to an existing railroad spike in the center of said Grimesville Road; Second - North 59 degrees 19 minutes East - 44.06 feet to a point in the center of said Grimesville Road; Third - North 55 degrees 41 minutes East - 57.00 feet to a point in the center of said Grimesville Road, Fourth - North 53 degrees 02 minutes East - 61.00 feet to a point in the center of said Grimesville Road; Fifth - North 51 degrees 04 minutes East - 100.00 feet to a point in the center of said Grimesville Road, the said place of beginning; thence from the said place of beginning and continuing along the center of said Grimesville Road, North 51 degrees 06 minutes East - 126.72 feet to a point at the intersection of the center of said Grimesville Road and the Northwestern corner of land now or formerly of Sandra A. Petterman, known as Tax Parcel No. 43-348-147; thence along the land now or formerly of said Petterman, by the two (.2) following courses and distances: First South 14 degrees 45 minutes East - 264.44 feet to an existing iron stake; Second North 71 degrees 30 minutes East - 175.28 feet to a 40" oak corner at the intersection of the Southeastern corner of land now or formerly of said Petterman, the Southwestern corner of land now or formerly of Kaye L. Sharer, known as Tax Parcel No. 43-348-108K and the Northwestern corner of land now or formerly of H. Vincent and Diane H. Bardsley, known as Tax Parcel No. 43-348-106C; thence along the Western line of land now or formerly of said Bardsley, South 21 degrees 00 minutes East - 261.25 feet to an existing iron pin at the intersection of the Western corner of land now or formerly of said Bardsley and the Northeastern corner of land now or formerly of Jeffrey T. and April M. Fulmer, known as Tax Parcel No. 43-348-146; thence along the Northern line of land now or formerly of said Fulmer, South 72 degrees 29 minutes West - 287.83 feet to an iron pin at the intersection of the Northern line of land now or formerly of said Fulmer and the Southeastern corner of other land now or formerly of the aforesaid Lucille J. Jolin Matter, known as Tax Parcel No. 41-348-148.05; thence along the land now or formerly of said Lucille J. Jolin Matter, known as Tax Parcel No. 43-348-148.05, by the two (2) following courses and distances: First - North 18 degrees 15 minutes West - 211.07 feet to an iron pin; Second - South 71 degrees 45 minutes West - 108.19 feet to an iron pin; thence continuing along the Eastern line of land now or formerly of said Lucille J. Jolin Matter, known as Tax Parcel No. 43-348-148.05 and along the Eastern line of the land now or formerly of Lucille J. Jolin Matter, known as Tax Parcel No. 43-348-148, North 01 degree 21 minutes East - 137.28 feet to an iron pin; thence continuing along the Eastern line of land now of formerly or said Lucille J. Jolin Matter,

known as Tax Parcel No. 43-348-148, North 05 degrees 33 minutes East- 147.96 feet to a PK Nail, the place of beginning. Containing 2.6208 acres.

PROPERTY ADDRESS: RR 2, BOX 203, A/K/A 2205 GRIMESVILLE ROAD, WILLIAMSPORT, PA 17701-8537

PARCEL#43+,348.0-0148.04-000+

PROPERTY ADDRESS: RR 2 BOX 203, AKA 2205 GRIMESVILLE ROAD, WILLIAMSPORT, PA 17701-8537

UPI / TAX PARCEL NUMBER: 43-348-148.04

Seized and taken into execution to be sold as the property of MARK A JOLIN, SHELLY A JOLIN in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF DWELLING SERIES IV TRUST.

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**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:  
PARKER MCCAY PA  
MOUNT LAUREL, NJ 856-810-5815

**R. MARK LUSK, Sheriff**  
LYCOMING COUNTY, Pennsylvania