

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-00438

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, MAY 05, 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.

ALL that certain piece, parcel or lot of land situate in the Second Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the northern line of West Southern Avenue, said point being north seventy-two (72) degrees east, forty-five (45) feet from the dividing line now or formerly of Rev. C. F. Heim and Mrs. Beryl Deneil; thence along the east line of land now or formerly of the said Mrs. Deneil, north eighteen (18) degrees west, one hundred forty (140) feet to the southern line of the right-of-way of the Pennsylvania Railroad; thence along same north seventy-two (72) degrees east, twenty-two and five tenths (22.5) feet to a point; thence along land now or formerly of Harry A. Rhian, Jr. and wife, south eighteen (18) degrees east, one hundred forty (140) feet, the same being also through the center wall of a brick dwelling house thereon to the northern line of West Southern Avenue aforesaid; thence along the same south seventy-two (72) degrees west, twenty-two and five tenths (22.5) to the point or place of beginning.

BEING the same premises granted and conveyed unto Daniel E. Foulkrod, Sr., by deed of Citibank, N.A., as Trustee for the Registered Holders of Bear Stearns Asset Back Securities I Trust 2005-CL1, Asset-Backed Certificates, Series 2005-CL1, by its Attorney-in-fact Ocwen Loan Servicing LLC f/k/a Ocwen Federal Bank FSB, said deed dated September 22, 2008 and recorded October 13, 2008 in Lycoming County record Book 6480, page 204.

FOR identification purposes only, being known as all of Tax Parcel No. 52-001-358 in the office of the Lycoming County Tax Assessor.

Improvements on the premises include a two-story one-half of duplex and being known as 344 West Southern Avenue, South Williamsport, PA 17702.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendants under a Judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV 22-00438

PROPERTY ADDRESS: 344 WEST SOUTHERN AVENUE, SOUTH WILLIAMSPORT, PA 17702

UPI / TAX PARCEL NUMBER: 52-001-358

ALL that certain piece, parcel or lot of land situate in the Second Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the northern line of West Southern Avenue, said point being north seventy-two (72) degrees east, forty-five (45) feet from the dividing line now or formerly of Rev. C. F. Heim and Mrs. Beryl Deneil; thence along the east line of land now or formerly of the said Mrs. Deneil, north eighteen (18) degrees west, one hundred forty (140) feet to the southern line of the right-of-way of the Pennsylvania Railroad; thence along same north seventy-two (72) degrees east, twenty-two and five tenths (22.5) feet to a point; thence along land now or formerly of Harry A. Rhian, Jr. and wife, south eighteen (18) degrees east, one hundred forty (140) feet, the same being also through the center wall of a brick dwelling house thereon to the northern line of West Southern Avenue aforesaid; thence along

the same south seventy-two (72) degrees west, twenty-two and five tenths (22.5) to the point or place of beginning.

BEING the same premises granted and conveyed unto Daniel E. Foulkrod, Sr., by deed of Citibank, N.A., as Trustee for the Registered Holders of Bear Stearns Asset Back Securities I Trust 2005-CL1, Asset-Backed Certificates, Series 2005-CL1, by its Attorney-in-fact Ocwen Loan Servicing LLC f/k/a Ocwen Federal Bank FSB, said deed dated September 22, 2008 and recorded October 13, 2008 in Lycoming County record Book 6480, page 204.

FOR identification purposes only, being known as all of Tax Parcel No. 52-001-358 in the office of the Lycoming County Tax Assessor.

Improvements on the premises include a two-story one-half of duplex and being known as 344 West Southern Avenue, South Williamsport, PA 17702.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendants under a Judgment entered against them in the Court of Common Pleas of Lycoming County filed to Docket No. CV 22-00438

PROPERTY ADDRESS: 344 WEST SOUTHERN AVENUE, SOUTH WILLIAMSPORT, PA 17702

UPI / TAX PARCEL NUMBER: 52-001-358

Seized and taken into execution to be sold as the property of DANIEL E FOULKROD, JR. KNOWN SURVIVING HEIR OF DANIEL E. FOULKROD, EVAN A FOULKROD, KNOWN SURVIVING HEIR OF DANIEL E. FOULKROD, FELECIA M FOULKROD, KNOWN SURVIVING HEIR OF DANIEL E. FOULKROD, PATRICA A CACCIA, KNOWN SURVIVING HEIR OF DANIEL E. FOULKROD, EDWARD A FOULKROD, KNOWN SURVIVING HEIR OF DANIEL E. FOULKROD, STEPHEN R FOULKROD, KNOWN SURVIVING HEIR OF DANIEL E. FOULKROD, KENNETH L FOULKROD, KNOWN SURVIVING HEIR OF DANIEL E. FOULKROD, KELLY L WINNER, KNOWN SURVIVING HEIR OF DANIEL E. FOULKROD, UNKNOWN SURVIVING HEIRS OF DANIEL E. FOULKROD, CHARLES J FOULKROD, JR. AS A KNOWN SURVIVING HEIR OF DANIEL E FOULKROD in suit of WOODLANDS BANK.

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