

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-00709

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.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of DuBoistown, Lycoming County, Pennsylvania, being known as Parcel No. 1B, Sub-Division of land of Louis A. and Bernadine A. Plankenhorn, prepared by Vassallo Engineering & Surveying, Inc., dated July 16, 1999, approved September 8, 1999, and recorded October 13, 1999, in Lycoming County Record Book 3413, page 083, and Map Book 55, Page 501, as follows:

BEGINNING at an iron pin, at the intersection of the Southern Right-of-Way line of PA. State Highway, State Route No. 0654, (also known as Euclid Avenue) and the Northwestern corner of land of Scott A. & Patricia D. Bailey, said beginning point being referenced from an existing Iron Pin, at the intersection of the Southern Right-of-Way line of said Pa. State Highway, State Route No. 0654, and the Northwestern corner of land of Robert M. & Pearl S. Twigg, by the two(2) following Courses and Distances. First: South 67 degrees 05 minutes West – 217.92 feet to an existing Iron Pin. Second: By a curve to the right, having a Radius of 1940.08 feet, an arc distance of 112.35 feet, (long chord = South 68 degrees 44 minutes 32 seconds West – 112.34 feet), to the place of beginning.

Thence from the said place of beginning and along the lines of land of said Scott A. & Patricia D. Bailey, by the Two (2) following Courses and Distances. First: South 22 degrees 55 minutes East – 123.25 feet to an existing Iron Pin. Second: North 67 degrees 05 minutes East – 60.00 feet to an Iron Pin, at the intersection of the Southern line of land of said Scott A. & Patricia D. Bailey, and the Northwestern corner of other land of said Louis A. & Bernadine A. Plankenhorn, Thence along the Western line of land of said Louis A. & Bernadine A. Plankenhorn, South 18 Degrees 57 minutes East – 112.55 feet to an Iron Pin, at the intersection of the Western line of land of said Louis A. & Bernadine A. Plankenhorn, and the Northeastern corner of Parcel No. 1A of this Sub-Division. Thence along the lines of said Parcel No. 1A of this Sub-Division, by the Five (5) following Courses and Distances. First South 71 Degrees 03 minutes West – 150.00 feet to an Iron Pin. Second: North 57 Degrees 12 minutes West – 42.22 feet to an Iron Pin. Third: North 13 degrees 20 minutes West - &5.60 feet to an Iron Pin. Fourth: North 71 degrees 03 minutes East 78.81 feet to an Iron Pin. Fifth: North 22 degrees 55 minutes West – 123.14 feet to an Iron Pin, at the intersection of the Northeastern corner of said Parcel No. 1A of this Sub-Division, and the Southern Right-of-Way line of the aforesaid Pa. State Highway, State Route No. 0654 (also known as Euclid Avenue). Thence along the Southern Right-of-Way line of said Pa State Highway, State Route 0654 (also known as Euclid Avenue), by a curve to the left, having a radius of 1940.08 feet, an arc distance of 30.07 feet (Long Chord = North 70 degrees 50 minutes 43 seconds East – 30.06 feet), to the place of beginning. Said property being known as 2883 Euclid Avenue, DuBoistown, PA 17702.

CONTAINING 22,200 Sq. Ft. or 0.510 of an Acre

TAX PARCEL NO. 10-002-213.01

BEING THE SAME PREMISES which Louis A. Plankenhorn and Bernadine A. Plankenhorn, husband and wife, by Deed dated April 5, 2000 and recorded on the same date in the Office for the Recording of Deeds in

and for the County of Lycoming at Deed Book Volume 3517, Page 275, granted and conveyed unto John T. Pulver and Tina M. Pulver, husband and wife, as tenants by the entireties.

PROPERTY ADDRESS: 2883 EUCLID AVENUE, WILLIAMSPORT, PA 17702

UPI / TAX PARCEL NUMBER: 10-002-213.01

Seized and taken into execution to be sold as the property of JOHN T PULVER, TINA M PULVER, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, UNITED STATES INTERNAL REVENUE SERVICE, TAX LIENS C/O UNITED STATES ATTORNEY'S OFFICE in suit of 21ST MORTGAGE CORPORATION, ASSIGNEE OF RESIDENTIAL FUNDING COMPANY, LLC, ASSIGNEE OF PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO COMMUNITY BANK OF NORTHERN VIRGINIA.

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:
GROSS MCGINLEY, LLP
ALLENTOWN, PA 610-820-5450

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania