

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 20-0020

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.

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ALL that certain piece of land situated in the City of Williamsport, Lycoming County, Pennsylvania described, to wit:

BEGINNING at a point on the east side of Campbell Street twenty-seven and forty-six one-hundredths (27.24) feet south of the southwest corner of lot now or formerly of the Grace M.E. Church, said point being opposite the center line of said double frame dwelling house; thence east through and along the center line of said double frame dwelling house one hundred forty-four and five tenths (144.5) feet to the west side of an alley; thence south along the same twenty eight and twenty-four one-hundredths (28.24) feet to land now or formerly of E. Gray; thence west along the same one hundred forty-four and five tenths (144.5) feet to the east side of Campbell Street, and thence north along the same twenty-five and fifty-four one-hundredths (25.54) feet to the place of beginning. Being known and numbered as 312 Campbell Street (erroneously noted previously as "316").

PROPERTY ADDRESS: 312 CAMPBELL STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 65-003-235

Seized and taken into execution to be sold as the property of ROBERT J STEPPE, JR in suit of U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2018-B, MORTGAGE- BACKED NOTES.

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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:  
MARTHA E. VON ROSENSTIEL, P.C.  
PHILADELPHIA, PA

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