

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-00850

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, 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 AND LOT OF LAND SITUATE IN THE FIFTEENTH WARD OF THE CITY OF WILLIAMSPORT, LYCOMING COUNTY, PENNSYLVANIA, BEING THE NORTHERN ONE-HALF OF LOT NO. 57 IN GILMORE'S ADDITION, MORE PARTICULARLY BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY DANIEL F. VASSALLO, REGISTERED SURVEYOR, DATED DECEMBER 20, 1967, AS FOLLOWS:

BEGINNING AT AN OLD IRON PIN ON THE WESTERN LINE OF BALDWIN STREET, SAID BEGINNING POINT BEING NORTH 2 DEGREES 00 MINUTES EAST, A DISTANCE OF ONE HUNDRED SEVENTY-FIVE (175) FEET FROM THE INTERSECTION OF THE WESTERN LINE OF BALDWIN STREET AND THE NORTHERN LINE OF HUFFMAN AVENUE; THENCE FROM THE SAID PLACE OF BEGINNING AND ALONG THE NORTHERN LINE OF LAND NOW OR FORMERLY OF FRED M. SNYDER NORTH 88 DEGREES 00 MINUTES WEST, A DISTANCE OF TWO HUNDRED (200) FEET TO AN IRON PIN ON THE EASTERN LINE OF CALVERT AVENUE; THENCE ALONG THE EASTERN LINE OF CALVERT AVENUE NORTH 2 DEGREES, 00 MINUTES EAST, A DISTANCE OF TWENTY-FIVE (25) FEET TO AN IRON PIN AT THE INTERSECTION OF THE EASTERN LINE OF CALVERT AVENUE AND THE SOUTHERN LINE OF BERNDT AVENUE; THENCE ALONG THE SOUTHERN LINE OF BERNDT AVENUE SOUTH 88 DEGREES 00 MINUTES EAST, A DISTANCE OF TWO HUNDRED (200) FEET TO AN IRON PIN AT THE INTERSECTION OF THE SOUTHERN LINE OF BERNDT AVENUE AND THE WESTERN LINE OF THE AFORESAID BALDWIN STREET; THENCE ALONG THE WESTERN LINE OF BALDWIN STREET SOUTH 2 DEGREES 00 MINUTES WEST, A DISTANCE OF TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

KNOWN AS 1215 BALDWIN STREET.

Being the same premises that Glenn B. Sakiadis and Alma L. Sakiadis, his wife by deed dated 12/2/1998 and recorded 2/5/1999 in the office of the Recorder of Deeds in the County of Lycoming, Commonwealth of Pennsylvania in Book 3223, Page 63 and as Instrument No. 199900002558

Mary Ann Paulhamus departed this life on 1/15/2019

Parcel No. 75-001-507

This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

PROPERTY ADDRESS: 1215 BALDWIN STREET, WILLIAMSPORT, PA 17701

Seized and taken into execution to be sold as the property of ANSON R PAULHAMUS in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1.

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:

RICHARD M. SQUIRE AND ASSOCIATES LLC
JENKINTOWN, PA 215-886-8790

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania