

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 19-0643

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, FEBRUARY 02, 2024
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.

Lycoming County Docket CV19-0643

LEGAL DESCRIPTION OF PROPERTY TO BE LEVIED

As recorded in the Lycoming County Deed Book 9137 page 1877 and described as follows:

All that certain piece, parcel or lot of land situate in the Township of Washington, County of Lycoming and Commonwealth of Pennsylvania shown on Subdivision on land of Allen S. & Patricia Persun, prepared by Daniel A. Vassallo, P.L.S., dated November 29, 1995, and recorded June 4, 1996 in Lycoming County Record Book 2620, page 93, and Map Book 54, page 59, bounded and described as follows:

BEGINNING at an iron pin at the intersection of the western line of a private road, the northwestern corner of land now or formerly of Samuel W. Jr., and Dorothy A. Wise and the southwestern corner of Parcel NO. 1 of this subdivision, and beginning point being north eighteen (18) degrees fifty-seven (57) minutes west, four hundred nine and seventy-two hundredths (409.72) feet from an iron pin at the intersection of the southern corner of land now or formerly of Samuel W. Jr., and Dorothy A. Wise, the eastern line of a private road and the northwestern right-of-way line of PA State Highway, State Route No. 2001; thence from said place of beginning and crossing said private road, south fifty-six (56) degrees forty-eight (48) minutes east, eight and twenty-two hundredths (8.22) feet to an iron pin at the intersection of the center of said private road and the eastern line now or formerly of David A. Wynn; thence along the eastern line of land now or formerly of said David A. Wynn, and along the eastern line of land now or formerly of Dorothy A. and Samuel W. Wise, Jr., north twenty-one (21) degrees twenty-seven (27) minutes west, two hundred sixteen and sixteen hundredth (216.16) feet to an iron pin at the norther corner of land now or formerly of said Dorothy A. and Samuel W. Wise, Jr., and the western corner of Parcel No. 1 of this subdivision, then continuing along the lines of land now or formerly of said Dorothy A. and Samuel W. Wise, Jr. by the four (4) following Courses and distances: (1) South six (6) degrees thirty (30) minutes east, ninety-six and seventy-two hundredths (96.72) feet to an iron pin; (2) north eighty-eight (88) degrees fifty-nine (59) minutes west, one hundred ninety-eight (198) fee to an existing iron pin: (3) north forty-eight (48) degrees twenty-six (26) minutes west, one hundred forty-nine and seventy-eight hundredths 9149.78) feet to an iron pin; (4) north fourteen (14) degrees forty-nine (49) minutes east, six hundred ninety-four and eighty-one hundredths (694.81) feet to an existing stone (painted), at the intersection of the eastern line of land now or formerly of said Dorothy A. and Samuel W. Wise, Jr., and the southwestern corner of land now or formerly of William J. and Thelma J. Bashista; thence along the southern line of land now or formerly of said William J. and Thelma J. Bashista, south eighty-seven (87) degrees eight (08) minutes east three hundred

PROPERTY ADDRESS: C/O DR. JENNIFER PRYOR, 113 PERSUN ROAD, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 57-410-139.A

Seized and taken into execution to be sold as the property of HIDDEN ACORN PROPERTIES, LLC, DR. JENNIFER PRYOR in suit of DONALD JARMOSKA.

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:
ELION GRIECO CARLUCCI & SHIPMAN
WILLIAMSPORT, PA 570-326-2443

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania