

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-00425

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 Michael Ross Event Center, located in the Trade & Transit Centre II, 3rd Floor, 144 W. 3rd Street Williamsport PA 17701 in the city of Williamsport, County of Lycoming, Commonwealth of Pennsylvania on:

FRIDAY, AUGUST 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.

ALL THAT CERTAIN MESSAGE OR TENEMENT AND LOT OF LAND, SITUATE IN THE FIRST WARD OF THE BOROUGH OF JERSEY SHORE, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN IN THE NORTHERN LINE OF LOCUST STREET, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE LAND HEREBY DESCRIBED AND THE SOUTHWEST CORNER OF LAND NOW OR LATE OF WILLIAM C. BARROW, JR., ET UX; THENCE NORTH 73 DEGREES 50 MINUTES WEST, ALONG THE NORTHERN LINE OF LOCUST STREET, 58.7 FEET TO THE POINT OF INTERSECTION OF THE NORTHERN LINE OF LOCUST STREET AND THE EASTERN LINE OF CHESTNUT ALLEY; THENCE IN A NORTHERLY DIRECTION, ALONG THE EASTERN LINE OF CHESTNUT ALLEY, 60 FEET TO A POINT AT THE SOUTHWEST CORNER OF LAND OF THE BOROUGH OF JERSEY SHORE, KNOWN AS THE GRAVEYARD LOT; THENCE SOUTH 78 DEGREES 52 MINUTES EAST, ALONG THE SOUTHERN LINE OF SAID BOROUGH LAND, 59 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF SAID BARROW LAND; THENCE SOUTH 16 DEGREES 50 MINUTES WEST, ALONG THE WESTERN LINE OF SAID BARROW LAND, 65.17 FEET TO THE PLACE OF BEGINNING.

TAX ID/PARCEL NO: 19-002-207

BEING THE SAME PREMISES WHICH SHERI M. BROOKS AND ROBERT I. BROOKS BY DEED DATED 7/28/2017 AND RECORDED 8/14/2017 IN LYCOMING COUNTY IN BOOK 9140 PAGE 93 CONVEYED UNTO JONATHAN R. GORMONT AND HEATHER L. GORMONT, IN FEE.

BEING THE SAME PREMISES WHICH MARK LUSK, SHERIFF OF LYCOMING COUNTY BY DEED DATED 2/28/2020 AND RECORDED 3/9/2020 IN LYCOMING COUNTY IN BOOK 9209 PAGE 2215 CONVEYED UNTO SARATOGA PARTNERS, L.P., IN FEE.

The improvements thereon being known as 312 Locust Street, Jersey Shore, PA 17740

TAX PARCEL NO. 19-002-207

BEING the same premises which SARATOGA PARTNERS LP, A PENNSYLVANIA LIMITED PARTNERSHIP by Deed dated 05/06/2021 and recorded in the Office of Recorder of Deeds of Lycoming County on 05/13/2021 at Instrument # 202100006649 granted and conveyed unto EVE ELLEN BROWN, SINGLE PERSON.

PROPERTY ADDRESS: 312 LOCUST STREET, JERSEY SHORE, PA 17740

UPI / TAX PARCEL NUMBER: 19-002-207

Seized and taken into execution to be sold as the property of EVE ELLEN BROWN in suit of SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, AS ATTORNEY IN FACT.

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:
STERN & EISENBERG PC
WARRINGTON, PA

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania