

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-00865

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:

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 Old Lycoming Township, Lycoming County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern right-of-way line [twenty-five (25) feet from the center line] of Casey Drive, said point being South sixty-one (61) degrees, twenty-two (22) minutes, two (2) seconds west, one hundred forty-five (145) feet from a point on the western right-of-way line [thirty (30) feet from the centerline] of Grimesville Road (Legislative Route 41034) at the intersection with the division line between lands now or formerly of Andrew Nagy and Sharon Nagy, the said northern right-of-way line of Casey Drive; thence from said point of beginning and along the northern right-of-way line of Casey Drive southwesterly by a line curving to the left with a radius of one hundred seventy-five (175) feet for an arc distance of seventy (70) feet; thence along Lot No. 10, north fifty-one (51) degrees, thirty-two (32) minutes, fifty-five (55) seconds west, one hundred eighty-nine and seventy-two hundredths (189.72) feet; thence along lands now or formerly of Charles Shaffer and Joan Shaffer, north fifty-seven (57) degrees, thirty-two (32) minutes, forty (40) seconds east, one hundred twenty-eight and fifty-one hundredths (128.51) feet; thence along lands now or formerly of Gary Goertz and Dee Goertz and along lands now or formerly of Andrew Nagy and Sharon Nagy, south thirty-three (33) degrees, seventeen (17) minutes, eleven (11) seconds east, one hundred seventy and six hundredths (170.06) feet to the point and place of beginning. Containing 17,228.4 square feet or 0.396 acres as above described. Being known as Lot No. 9 of the subdivision of Benjamin E. Stopper, Jr.

Title to said premises is vested in Kevin J. Brown and Denise C. Brown, his wife, by deed from Kevin J. Brown and Denise C. Brown, his wife, dated 03/17/06 and recorded on 03/22/06, by the Lycoming County Recorder of Deeds Office in Book 5602, Page 298, as Instrument # 200600004208

Tax ID: 43-015-279

PROPERTY ADDRESS: 29 CASEY DRIVE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 43-015-279

Seized and taken into execution to be sold as the property of KEVIN J BROWN, DENISE C BROWN in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-F C/O SPECIALIZED LOAN SERVICING LLC.

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:
PARKER MCCAY PA
MOUNT LAUREL, NJ

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania