

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00083

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 01, 2025
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 those two (2) certain parcels of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, and being known as Lots Nos. 35 and 36 on the Plot or Plan of the Jesse S. Ball Addition to the City of Williamsport, which Plan is recorded in Lycoming County Deed Book 234, Page 598, and more particularly described as follows:

LOT NO. 35: BEGINNING at a point on the south side of Union Avenue two hundred (200) feet east from the intersection of Union Avenue with Mulberry Street; thence south on a line parallel with Mulberry Street along Lot No. 34, ninety (90) feet to a fifteen (15) foot alley; thence east along the same on a line parallel with Union Avenue fifty (50) feet to Lot No. 36; thence north along the same on a line parallel with Mulberry Street ninety (90) feet to Union Avenue; thence west (erroneously listed as east in prior deed) along the same fifty (50) feet to the place of beginning.

EXCEPTING and reserving out of the above described parcel of land a lot of land conveyed by Foster B. McCloskey, Jr., et ux, to Lawrence J. Billodeau, et ux, by Deed dated April 27, 1983 and recorded in Lycoming County Deed Book 187, Page 264.

LOT NO. 36: BEGINNING at a point on the south side of Union Avenue two hundred fifty (250) feet east of the intersection of Union Avenue with Mulberry Street; thence east along the south side of Union Avenue fifty (50) feet to Lot No. 37; thence south along the same ninety (90) feet to a fifteen (15) foot alley; thence west along the same fifty (50) feet to Lot No. 35; thence north along the same ninety (90) feet to Union Avenue, the place of beginning.

UNDER and subject to the conditions, restrictions, covenants, rights-of-way, etc., as heretofore contained in the prior chain of title.

BEING the same premises granted and conveyed by Ernest E. Stugart and Sheila A. Stugart, his wife, to Ernest E. Stugart, by Deed dated September 1, 1999 and recorded September 1, 1999 in Lycoming County to Record Book 3384, Page 152.

PROPERTY ADDRESS: 120 UNION AVENUE, WILLIAMSPORT, PA 17701

Seized and taken into execution to be sold as the property of ROCKY STUGART in suit of PHH MORTGAGE CORPORATION.

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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania