

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00152

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 06, 2026
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 sixth ward of the city of Williamsport, county of Lycoming and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of park avenue eighty-five (85) feet east of rose street; thence north in a line parallel with rose street, one hundred forty (140) feet to the south side of an alley; thence by the same, east forty (40) feet; thence south in a line parallel with rose street, one hundred forty (140) feet to the north side of park avenue; thence by the same, west forty (40) feet to the point and place of beginning.

BEING known as 1254-1256 Park Avenue, Williamsport, PA 17701

BEING Tax Parcel #66-0100011900000

BEING THE SAME PREMISES which Frances Kay Reamsnyder also known as Frances K Reamsnyder, widow and single, by Deed dated March 20, 2006, and recorded March 23, 2006, in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, at Record Book Volume 5604, page 138, granted and conveyed unto Dewayne A. Harris and Rhonda L. Harris, Husband and Wife, as Tenants by the entireties.

Docket No. CV-2025-00152-CV

PROPERTY ADDRESS: 1254-1256 PARK AVE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 66-010-119

Seized and taken into execution to be sold as the property of DEWAYNE A HARRIS, RHONDA L HARRIS, UNITED STATES OF AMERICA C/O DEPARTMENT OF JUSTICE, C/O U.S. ATTORNEY FOR THE MIDDLE DISTRICT in suit of UMB BANK NATIONAL ASSOCIATION.

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:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ 856-384-1515

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania