

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-01132

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.

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ALL that certain piece, parcel or lot of land, together with the improvements thereon erected, situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 170 on the Plan of North East Hills Village, made by John A. Bubb, R. E., in July, 1955 and recorded in Deed Book Volume 395, page 200, Lycoming County records, and being bounded and described as follows:

BEGINNING at an iron pin in the northern line of Waldman Drive, said iron pin being at the southeastern end of a curve having a radius of twenty-five (25.00) feet connecting the northern line of Waldman Drive with the eastern line of Elwood Road; thence by a curve to the right having a radius of twenty-five (25.00) feet an arc distance of thirty-seven and seventy-seven hundredths (37.77) feet to an iron pin in the eastern line of Elwood Road; thence along the eastern line of said Elwood Road, north two (02) degrees sixteen (16) minutes twenty (20) seconds east, eighty-six and six hundredths (86.06) feet to an iron pin; thence along the southern line of Lot No. 202, south eighty-four (84) degrees seventeen (17) minutes thirty (30) seconds east, eighty-nine and fifty-eight hundredths (89.58) feet to an iron pin; thence along the western line of Lot No. 171, south five (05) degrees forty-two (42) minutes thirty (30) seconds west, one hundred ten and no hundredths (110.00) feet to an iron pin in the northern line of the aforesaid Waldman Drive; thence along the northern line of said Waldman Drive, north eighty-four (84) degrees seventeen (17) minutes thirty (30) seconds west, fifty-six and no hundredths (56.00) feet to the place of beginning.

The improvements thereon being known as 1620 Elmwood Road, Williamsport, Pennsylvania - 17701.

Title to said premises is vested in Roger C. Leduc by deed from ALBERT J. MILLER AND BETTY B. MILLER, HUSBAND AND WIFE dated January 18, 2010 and recorded January 19, 2010 in Deed Book 6847, Page 64. The said Roger C. Leduc died on March 18, 2023 without a will or appointment of an Administrator, thereby vesting title in Kimberly Ann Leduc, Known Surviving Heir of Roger C. Leduc and Unknown Surviving Heirs of Roger C. Leduc by operation of law.

Tax parcel #: 26-007-900

Improvements: Residential Dwelling

PROPERTY ADDRESS: 1620 ELWOOD ROAD, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 26-007-900

Seized and taken into execution to be sold as the property of ROGER C LEDUC, KIMBERLY A LEDUC in suit of TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY.

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**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:**

MCCABE WEISBERG & CONWAY LLC  
PHILADELPHIA, PA

**ERIC SPIEGEL, Sheriff**  
LYCOMING COUNTY, Pennsylvania