

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-00598

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.

Case Number: CV-2024-00598

Judgment Amount: \$24,145.66

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

BEGINNING at a point on the western right-of-way line of Legislative Route 41045, said point being opposite westerly and at right angles to P.D.H. center line P.T. Station 244 + 28.94; thence from the said point of beginning by a curve to the right having a radius of one thousand one hundred sixteen and twenty-eight hundredths (1,116.28) feet, an arc distance of one hundred twenty-eight and forty-eight hundredths (128.48) feet to a point, thence by other land now or formerly of Clara E. Hyde Estate, south eighty-six (86) degrees, fifty-five (55) minutes west, seventeen (17) feet to a point in the center line of a small run; thence down stream along center line of aforementioned small run the two (2) following courses and distances; 1. North fifteen (15) degrees, thirty-six (36) minutes, thirty (30) seconds west, one hundred thirty-one and ninety-three hundredths (131.93) feet to a point; 2. North, six (6) degrees, twenty-four (24) minutes, thirty (30) seconds west, two hundred ninety-three and eight hundredths (293.08) feet to a point; thence along other lands now or formerly of Clara E. Hyde Estate, north eight-six (86) degrees, fifty-five (55) minutes east, seventy (70) feet to a point on the western right-of-way of Legislative Route 41045, south three (3) degrees, five (5) minutes east, two hundred ninety-two and fifty-nine hundredths (292.59) feet to a point, the place of beginning. Containing five hundred twelve thousandths (0.512) acre.

BEING KNOWN AS: 5013 BLOOMINGROVE RD, COGAN STATION, PA 17728

PROPERTY ID: 15-3090115B-000-

TITLE TO SAID PREMISES IS VESTED IN DONALD E. ALBERTS, SINGLE BY DEED FROM VIRGINIA M. SPRINGMAN, SINGLE, DATED 12/17/1993 RECORDED 12/20/1993 IN BOOK NO. 2189, AT PAGE 22

THE SAID DONALD E. ALBERTS HAVING DEPARTED THIS LIFE ON 7/1/2000

PROPERTY ADDRESS: 5013 BLOOMINGROVE ROAD, COGAN STATION, PA 17728

UPI / TAX PARCEL NUMBER: 15-309-115.B

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH S ALBERTS, DECEASED HEIR OF DONALD E ALBERTS, DECEASED, CHRISTOPHER A MOSER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD E ALBERTS, DECEASED in suit of CITIBANK, NA NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-6.

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:
RAS CITRON, LLC

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania