

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. 23-00931

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, MAY 01, 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 OR 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, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERN LINE OF ISABELLA STREET, SAID BEGINNING POINT BEING NORTH 85 DEGREES 00 MINUTES WEST - 195.00 FEET FROM THE INTERSECTION OF THE NORTHERN LINE OF SAID ISABELLA STREET AND THE WESTERN LINE OF SEVENTH AVENUE.

THENCE FROM THE SAID PLACE OF BEGINNING AND CONTINUING ALONG THE NORTHERN LINE OF SAID ISABELLA STREET, NORTH 85 DEGREES 00 MINUTES WEST - 45.00 FEET TO AN IRON PIN. THENCE ALONG THE EASTERN LINE OF LAND OF FLOYD H. EDDINGER, NORTH 5 DEGREES 00 MINUTES EAST - 145.00 FEET TO AN IRON PIN ON THE SOUTHERN LINE OF FREED PLACE. THENCE ALONG THE SOUTHERN LINE OF FREED PLACE, SOUTH 85 DEGREES 00 MINUTES EAST ~45.00 FEET TO AN IRON PIN. THENCE ALONG THE WESTERN LINE OF LAND OF HERBERT S. CRIDER, SOUTH 5 DEGREES 00 MINUTES WEST - 145.00 FEET TO THE PLACE OF BEGINNING.

THE ABOVE PREMISES ARE DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY DANIEL F. VASSALLO, REGISTERED SURVEYOR, DATED AUGUST 9, 1972.

NOTE: THE LEGAL DESCRIPTION ON THE SUBJECT MORTGAGE REFERENCES BACK TO THE LEGAL CONTAINED ON THE VESTING DEED, WHICH HAS BEEN SHOWN ABOVE.

BEING known as 1118 Isabella St, Williamsport, PA 17701

BEING Tax Parcel # 66-007-207

BEING THE SAME PREMISES which Keith A. Costley and Elizabeth J. Costley, husband and wife, by Deed dated August 24th, 1972, and recorded August 25th, 1972, in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, at Record Book Volume 621, page 52, instrument #04952. Granted and conveyed unto Donald E. Hammond and Linda P. Hammond, husband and wife.

PROPERTY ADDRESS: 1118 ISABELLA STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 66-007-207

Seized and taken into execution to be sold as the property of DONALD E HAMMOND in suit of UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST II.

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, Eric Spiegel, 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