

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. 25-01232

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 and lot of land situate in the Third Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey of H. Richard Ohl, Registered Surveyor, dated February 14, 1983, as follows, to-wit:

BEGINNING at an iron pin in the northern line of Seminary Street, said iron pin being the southwestern corner of land now or formerly of Floyd White and the southeastern corner of the lot herein described; thence along the northern line of Seminary Street, north seventy-two (72) degrees west, twenty-four (24) feet to a cross-cut in the center of a private walk separating and dividing the properties known as 708 and 710 Seminary Street; thence along the center line of said walkway, north eighteen (18) degrees thirty (30) minutes east, one hundred eighty-five (185) feet to an iron pin in the southern line of an alley, thence along the southern line of said alley, south seventy-two (72) degrees east, twenty four (24) feet to an iron pin in the western line of said Floyd White land; thence along said White land, south eighteen (18) degrees thirty (30) minutes west, one hundred eighty-five (185) feet to an iron pin, being the point and place of beginning; said lot being commonly referred to as the eastern one-half (1/2) portion of Lot No. 18 on the Plan of lots known as the Wilson Plan.

FOR IDENTIFICATION PURPOSES ONLY, the above described premises is known and designated as Parcel #21-3-202A on the maps of the Lycoming County Tax Assessor.

BEING the same premises which William J. Nearhoff and Lacey E. Nearhoff, formerly known as Lacey E. Heggenstaller, his wife, did by their deed dated the 21st day of August, 2006, grant and convey unto Mark E. Wolfe; said deed being recorded in the Office for the Recording of Deeds in and for Lycoming County on the 22nd day of August, 2006, in Record Book 5765, Page 35, Instrument #200600014207

The improvements thereon being known as 708 Seminary St, Jersey Shore, PA 17740-1219

HAVING ERECTED THEREON a Residential Real Estate__.

BEING the same premises which William J. Nearhoof, a/k/a William J. Nearhoff, and and Lacey E. Nearhoff, a/k/a Lacey Nearhoff, Formerly Know as Lacey E. Heggenstaller by Deed dated August 21, 2006 and recorded in the Office of Recorder of Deeds of Lycoming County on August 22, 2006 at Book 5765, Page35 Instrument#200600014207 granted and conveyed unto Mark E. Wolfe.

TAX PARCEL NO. 21-003-202.A

PROPERTY ADDRESS: 708 SEMINARY ST, JERSEY SHORE, PA 17740

UPI / TAX PARCEL NUMBER: 21-003-202.A

Seized and taken into execution to be sold as the property of MARK E WOLFE, TIFFANY WOLFE in suit of WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3.

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:
STERN & EISENBERG PC
WARRINGTON, PA

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania