

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00876

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, NOVEMBER 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 Township of Lycoming, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 4, Block A in Oak-Lynn, the Plan of lots in William A. Matter as Surveyed and plotted by Mark C. Krause, and approved by the Supervisors of Lycoming Township and recorded in the Office of the Register and Recorder of Lycoming County in Deed Book 365, Page 77, and being BOUNDED on the North by Lot No. 5, Block A; on the East by Pine Street; on the South by Lot No. 3, Block A and on the West by the right-of-way of the Elmira Division of the Pennsylvania.

UPI NO. 27-001-805

BEING known as 3535 Pine Street, Cogan Station, PA 17728

SAID property contains a 2016 CMH manufactured home; VIN LEW112757PA

BEING the same premises which Everett Phillips, single person and Susan Brock, single person, by Deed dated 02/23/2017 and recorded 03/15/2017 in the Office of the Recorder of Deeds in and for the County of Lycoming in Record Book 9128, Page 516, granted and conveyed unto Reginald A. Kerstetter and Tina M. Kerstetter, husband and wife, as tenants by the entirety.

PROPERTY ADDRESS: 3535 PINE STREET, COGAN STATION, PA 17728

UPI / TAX PARCEL NUMBER: 27-001-805

Seized and taken into execution to be sold as the property of TINA M KERSTETTER, REGINALD A KERSTETTER in suit of VANDERBUILT MORTGAGE AND FINANCE INC.

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:
WEBER GALLAGHER
PHILADELPHIA, PA

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania