SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-01210

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 05, 2027
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.

BEGINNING AT A SPIKE NEAR THE CENTER LINE OF THE UNIMPROVED LEGISLATIVE ROUTE NO.41068, SAID SPIKE BEING LOCATED NORTH SEVENTY-SEVEN DEGREES FOURTEEN MINUTES EAST ONE HUNDRED NINETY-SEVEN AND FIFTY-EIGHT HUNDREDTHS FEET (N77 DEGREES 14` E 197.58`) FROM AN IRON PIN, PROPERTY CORNER OF GROVER BRUCKHART; THENCE LEAVING THE AFORESAID ROAD BY LANDS OF GUY L. AND LORETTA A. HALL, OF WHICH THIS LOT WAS FORMERLY A PART, NORTH NINE DEGREES FORTY-FOUR MINUTES EAST TWO HUNDRED FORTY-FIVE AND NO HUNDREDTHS FEET (N9 DEGREES 44`E 245 FT.) TO AN IRON PIN; THENCE CONTINUING BY LANDS OF THE GRANTORS, NORTH SEVENTY-SEVEN DEGREES FOURTEEN MINUTES EAST TWO HUNDRED TWENTY AND NO HUNDREDTHS FEET (N 77 DEGREES 14` 220 FT.) TO AN IRON PIN; THENCE CONTINUING BY LANDS OF THE GRANTORS SOUTH NINE DEGREES FORTY-FOUR MINUTES WEST TWO HUNDRED FORTY-SIX AND THIRTEEN HUNDREDTHS FEET (S 9 DEGREES 44` 246.13 FT.) TO A POINT IN THE AFORESAID ROAD, SAID POINT BEING ON LINE OF LANDS OF THE GRANTORS, SAID POINT ALSO BEING ONE AND THIRTEEN HUNDREADTHS FEET (1.13 FT.) SOUTH OF A SPIKE ON LINE; THENCE IN SAID ROAD NORTH EIGHTY-SEVEN DEGREES ONE MINUTE WEST THREE AND EIGHTYTHREE HUNDREDTHS FEET (N 87 DEGREES 01` W 3.83 FT.) TO A POINT IN SAID ROAD, SAID POINT ALSO BEING A CORNER OF THE GRANTORS THENCE CONTINUING IN SAID ROAD SOUTH SEVENTYSEVEN DEGREES FOURTEEN MINUTES WEST TOW HUNDRED FIFTEEN AND EIGHTY-SEVEN HUNDREADTHS FEET ( S77 DEGREES 14` W 215.87 FT.) TO THE PLACE OF BEGINNING. CONTAINING
1.143 ACRES.

APN: 59-31300105.A

Title to said Premises vested in David L. Hall and Bertha L. Hall, his wife by Deed from Gu L. Hall and Loretta A. Hall, his wife dated June 3, 1972 and recorded on June 5, 1972 in the Lycoming County Recorder of Deeds in Book 611, Page 164 as Instrument No. 197200003695.

Being known as: 3538 Pine Run Road, Hughesville, PA 17737

Tax Parcel Number: 59-313.0-0105.A

Case Docket: CV-2023-01210

PROPERTY ADDRESS: 3538 PINE RUN ROAD, HUGHESVILLE, PA 17737

UPI / TAX PARCEL NUMBER: 59-313-105.A

Seized and taken into execution to be sold as the property of DAVID L HALL in suit of US BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2023-NR1 MORTGAGE BACKED NOTES, SERIES 2023-NR1.

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:
ALBERTELLI LAW
MOUNT LAUREL, NJ

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.