SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-00669

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.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Seventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follow, to-wit:

BEGINNING at an iron pin on the East side of Race Street, the said point being the southwest corner of land now or formerly of Frances U. Bubbi; thence in a southerly direction along the East side of Race Street 50 feet to an alley which said alley has a direction of running East and West, thence in an easterly direction along the North side of said alley 80 feet to a post in Lot No. 19 on the plot of plan of the Newberry Real Estate Company, now of formerly owned by Charles Lupton, thence in a northerly direction along Lot No. 19, 50 feet to an iron pin to land now or formerly of Frances U. Bubb, thence in a westerly direction along the southern line of land now or formerly of Frances U. Bubb 80 feet to the iron pin in the east side of Race Street and place of beginning.

Tax ID/Parcel No. 67-008-320

Being the same premises which Anjela M. Garcia, single, by deed date December 11, 2015 and recorded December 14, 2014 in Lycoming County Record Book 8809 and Page 254 conveyed unto Patrick Eldridge, a married man, in fee.

Known as: 932 Race Street, Williamsport, PA 17701

Tax Parcel Number: 67-008.0-0320.00-000

Case Docket: CV-2024-00669

PROPERTY ADDRESS: 932 RACE STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 67-008-320

Seized and taken into execution to be sold as the property of BROOKE A NELSON in suit of AURORA FINANCIAL GROUP, 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:
ALBERTELLI LAW
MOUNT LAUREL, NJ

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.