

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 22-00929

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 05, 2023**  
**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 lot or piece of ground situate, lying and being on the East side of McIntyre Street, at a distance of fifty-six (56) feet North of Thompson Street, in that part of the town of Ralston lying West of Lycoming Creek in Lycoming County, Pennsylvania, and marked #132 in the Plan annexed to the partition deed of Archibald McEntyre and wife and others, dated February 10, A.D. 1855, and recorded in Lycoming County aforesaid in Deed Book SS, page 203, etc., of Deed and containing in front or breadth on said McIntyre Street, fifty-six (56) feet and in length or depth Eastward, one hundred and sixty-seven (167) feet to Division Alley. Bounded Northward by Lot #131, now or formerly belonging to said Julia Brigham; Eastward by said Division Alley; Southward by Lot #133 and Westward by McIntyre Street aforesaid, lying and being situate in McIntyre Township.

TOGETHER with the free use, right, liberty and privilege of the said Division Alley, twenty (20) feet wide, as and for a passageway and water course at all times hereafter forever.

BEING THE SAME PREMISES which Harold E. Brannaka, widower, by Deed dated 11/29/2006 and recorded 12/13/2006 in the Office of the Recorder of Deeds in and for the County of Lycoming in Deed Book 6281, Page 179, granted and conveyed unto Danielle J. Abbett, single, in fee.

Tax Parcel: 29-001-509.A

Premises Being: 11068 Rt 14 Hwy, Ralston, PA 17763

PROPERTY ADDRESS: 11068 ROUTE 14 HIGHWAY, RALSTON, PA 17763

UPI / TAX PARCEL NUMBER: 29-001-509.A

Seized and taken into execution to be sold as the property of DANIELLE J ABBETT in suit of SANTANDER BANK, N.A..

**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:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA

**ERIC SPIEGEL, Sheriff**  
LYCOMING COUNTY, Pennsylvania