

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 22-00995

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:

**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.

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PARCEL NO. 07-392-135.B  
380 BRICK CHURCH ROAD, MONTGOMERY, PA

ALL that certain parcel of land situate in the Township of Clinton, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with survey of G.K. Maneval, Surveyor, as follows:

BEGINNING at a stake in the east right of way line of the macadam road Route No. 41011 leading from Route No. 405 to the Old Muncy-Montgomery Highway, said stake being north twenty-three (23) degrees west, six hundred three (603) feet along the east right of way line of said Route No. 41011 from the center of said Route No. 405; thence continuing along the east right of way line of Route No. 41011, north twenty-three (23) degrees west, one hundred seventy-two and three tenths (172.3) feet to a stake in same; thence along the land now or formerly of Ralph Rentz, north sixty-seven (67) degrees fifteen (15) minutes east, one hundred fifty (150) feet to a stake; thence along other land now or formerly of Clara A. Brown, south twenty-three (23) degrees east, one hundred seventy-one and six tenths (171.6) feet to a stake; thence along the land now or formerly of Warren Kantnos et us., south sixty-seven (67) degrees west, one hundred fifty (150) feet to a stake, the place of beginning.

FOR identification purposes only, being known in the Office of the Tax Assessor for Lycoming County, as Tax Parcel No. 07-392-135.B, also known as 380 Brick Church Road, Montgomery, Pennsylvania.

Improvements on the premises include a one story residential building and being known as 380 Brick Church Road, Montgomery, PA 17752.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against her in the Court of Common Pleas of Lycoming County filed to Docket No. CV-2022-00995.

PROPERTY ADDRESS: 380 BRICK CHURCH ROAD, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 07-392-135.B

Seized and taken into execution to be sold as the property of JOSLYN F BUCK in suit of JERSEY SHORE STATE BANK.

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**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:**  
MCNERNEY, PAGE, VANDERLIN & HALL  
WILLIAMSPORT, PA

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