

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-00067

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 Michael Ross Event Center, located in the Trade & Transit Centre II, 3rd Floor, 144 W. 3rd 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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ALL that certain piece, parcel and lot of land situate in the Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING pin at being an two iron hundred pin in ninety the eastern line of Chestnut Street, said pin being two hundred ninety three and seven tenths (293.7) feet north of the northeast corner of Chestnut and Green Streets; thence along the eastern line of Chestnut Street north four (4) degrees fifteen (15) minutes West one hundred ten and fifty eight hundredths (110.58) feet to an iron stake; thence along the southern line of land now or formerly of Julius Fausey North seventy seven (77) degrees thirty (30) minutes East four hundred two (402) feet to an iron stake; thence along the western line of land now or formerly of Harry Waltman South four (4) degrees fifteen (15) minutes East one hundred sixteen and five tenths (116.5) feet to an iron stake; thence along the northern line of lots of Long and Anderson South seventy three (73) degrees fifty four (54) minutes West one hundred twenty two and three tenths (122.3) feet to an iron stake; thence along the northern line of lands now or formerly of Covert and Balliet south eighty (80) degrees twenty (20) minutes West two hundred eighty and three eighths (280.3) feet to the place of beginning.

BEING the same premises granted and conveyed unto John H. Gray and Evelyn M. Gray, his wife by deed of Daniel W. Kepner by his Attorney-in-Fact, Vernon L. Kepner and Mary C. Kepner, his wife by her Attorney-in-Fact, Vernon L. Kepner, dated June 23, 1973 and recorded in Lycoming County Deed Book 865, page 298.

Being known as all or part of Lycoming County Real Estate Parcel Number 40-20-103.

PROPERTY ADDRESS: 205 CHESTNUT STREET, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 40-002-103

Seized and taken into execution to be sold as the property of LINDA STATTS in suit of WEST BRANCH REGIONAL AUTHORITY.

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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, R. Mark Lusk, 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:  
MCCORMICK LAW FIRM  
WILLIAMSPORT, PA

**R. MARK LUSK, Sheriff**  
LYCOMING COUNTY, Pennsylvania