

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-00189

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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PROPERTY ADDRESSES: 335 Bayard St., South Williamsport, PA 17702

UPI/TAX PARCEL NUMBER(S): 52-003-207

DOCKET NUMBER: 23-00189

335 Bayard St., South Williamsport, PA

ALL THAT CERTAIN piece, parcel and lot of land situate in the Second Ward of the Borough of South Williamsport, County of Lycoming, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the eastern side of Bayard Street, one hundred eighty (180) feet to the northeast corner of Bayard Street and the first alley north of Central Avenue; thence in a northerly direction along the eastern side of Bayard Street forty-five (45) feet to land now or formerly of the South Williamsport Land Company; thence along said land now or formerly of said Land Company in an easterly direction one hundred eighty (180) feet to the western side of an alley running north and south and parallel with Bayard Street; thence along the western line of said alley in a southerly direction forty-five (45) feet to land now or formerly of J. Fred Foresman; thence along said land now or formerly of said Foresman in a westerly direction one hundred eighty (180) feet to the point and place of beginning.

EXCEPTING AND RESERVING unto Grantors herein, or the survivor of them, an Easement in Gross for the use of the free standing garage building, together with ingress, egress and regress thereto for the rest of their natural lives. Grantors agree to maintain the garage in its current condition less reasonable wear and tear.

SUBJECT to any restrictions, easement and/or adverbs that pertain to this property.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NUMBER 52-003-207 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR

PROPERTY ADDRESS: 335 BAYARD STREET, SOUTH WILLIAMSPORT, PA 17702

Seized and taken into execution to be sold as the property of ARTHUR G GIBBS, JR, MICHELLE L GIBBS in suit of THE MUNCY BANK AND TRUST CO..

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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:**  
RIEDERS, TRAVIS, HUMPHREY, WATERS & DOHRMANN  
WILLIAMSPORT, PA

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