

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-00047

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.

Parcel No. 35-003-301

Property located at: 8 Broad Street, Montgomery, Pennsylvania, 17752:

ALL that certain lot of land situate in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point (post) in the center of Front Street now Broad Street in the said Borough; thence by lot formerly of Henry Decker, now or formerly of John Buck, North 31.5 degrees West [13.5 degrees West as erroneously described in prior deed of conveyance] 176 feet to an alley; thence by said alley, North 53¼ degrees East, 45 feet 9 inches to a pin; thence by land formerly of William Welshans, now or formerly of Vern Stover South 34½ degrees East, 175 feet to the center of Front Street, now Broad Street aforesaid; thence by same South 53¼ degrees West, 55 feet to the place of beginning. Containing 8,750 square feet of land, more or less.

BEING the same premises conveyed unto Stephen E. Gray and Diane M. Gray, husband and wife, by Deed of Betty J. Grimm, widow, dated April 27, 2005, and recorded on May 2, 2005, in Lycoming County Record Book 5285 at page 21.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS LYCOMING COUNTY TAX PARCEL NUMBER 35-003-301 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

PROPERTY ADDRESS: 8 BROAD STREET, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 35-003-301

Seized and taken into execution to be sold as the property of CHRISTIE L JULIAN in suit of WEST BRANCH REGIONAL AUTHORITY.

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 570-326-5131

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania