

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-00058

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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Property located at: 93 Broad Street, Montgomery, Pennsylvania, 17752:

ALL that certain piece, parcel and 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 the corner of lot now or formerly owned by the J. K. Koons Estate and Southerly side of Broad Street; thence along the Southerly side of Broad Street North 54½ degrees East 55 feet to corner of lot now formerly owned by Anna Deitrick, known as Lot No. 2; thence along the said lot formerly owned by Anna Deitrick, South 37½ degrees East 150 feet to an alley; thence by said alley South 54 ½ degrees West 55 feet to lot now or formerly owned by the J. K. Koons Estate, aforesaid; thence by said lot formerly owned by J. K. Koons, North 37½ degrees West 150 feet to Broad Street and the place of beginning; containing 8250 square feet of land, be the same more or less.

WHEREON is erected a two story dwelling house known as No. 93 Broad Street, Montgomery, Pa.

BEING the same premises that Glenn F. Rovenolt and Beatrice H. Rovenolt, his wife, by their deed dated December 29, 1967, granted and conveyed unto Robert N. Ravert and Helen L. Ravert, his wife. Said deed recorded in the Office for the Recording of Deeds in and for Lycoming County, Pa., in Deed Book 534, Page 500. Robert N. Ravert died on July 15, 1978, whereupon full fee simple title to said premises immediately vested in Helen L. Ravert, the Granter herein.

FOR IDENTIFICATION PURPOSES ONLY, the above parcel is known as Tax Parcel No. 35-5-312 in the Office of the Lycoming County Tax Assessor.

PROPERTY ADDRESS: 93 BROAD STREET, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 35-005-312

**Seized and taken into execution to be sold as the property of CHRISTOPHER J REYNOLDS 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