

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-00054

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. 40-001-115

Property located at: 178 Buck Street, Muncy, Pennsylvania, 17756:

ALL those two certain pieces, parcels and lots of land situate in the Village of Clarkstown, Township of Muncy Creek, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NUMBER 1:

BEGINNING at an iron pin on the southern line of a sixteen and fifty hundredths (16.50) foot alley, said beginning point being referenced from the intersection of the southern line of Main Street and the center line of Township Road Number 439, by the two (2) following courses and distances:

1. In an easterly Direction along the southern line of aforesaid Main Street three hundred forty (340) feet to an iron pin at the intersection of the southern line of said Main Street and the northeastern corner of land now or formerly of Kenneth Shook;

2. Thence along the eastern line of land now or formerly of Kenneth Shook and crossing aforesaid sixteen and fifty hundredths (16.50) foot alley, South forty (40) degrees forty-five (45) minutes West, one hundred ninety-two and fifty hundredths (192.50) feet to the place of beginning;

Thence from said place of beginning and along the southern line of said alley, South forty-nine (49) degrees fifty-three (53) minutes East, one hundred fifty and fifty hundredths (150.50) feet to an iron pin;

Thence along the western line of land now or formerly of Alfred Snyder, South forty (40) degrees forty-five (45) minutes West, one hundred twenty-seven and no hundredths (127.00) feet to an iron pin;

Thence along the northern line of land now or formerly of Max Fraley, North forty-three (43) degrees forty-nine (49) minutes West, one hundred fifty-two and no hundredths (152.00) feet to an iron pin;

Thence along the eastern line of land now or formerly of Kenneth Shook, North forty (40) degrees forty-five (45) minutes East, one hundred eleven and no hundredths (111.00) feet to the place of beginning.

PARCEL NUMBER. 2:

BEGINNING at an iron pin on the southern line of Main Street, said beginning point being three hundred forty (340.00) feet from the intersection of the southern line of said Main Street and the center line of Township Road Number 439;

Thence from the said place of beginning and continuing along the southern line of said Main Street, South forty-nine (49) degrees fifty-three (53) minutes East, fifty-one and no hundredths (51.00) feet to an iron pin;

Thence along the western line of land now or formerly of Hurley A. Temple, South forty (40) degrees forty-five (45) minutes West, one hundred seventy-six and no hundredths (176.00) feet (erroneously typed 1776.00 in prior Deed)

to an iron pin on the northern line of a sixteen and fifty hundredths (16.50) foot alley;

Thence along the northern line of said alley, North forty-nine (49) degrees fifty-- three (53) minutes West, fifty-one and no hundredths (51.00) feet to an iron pin;

Thence along the eastern line o

PROPERTY ADDRESS: 178 BUCK STREET, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 40-001-115

Seized and taken into execution to be sold as the property of GEORGE A RICHNER, III 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 570-326-5131

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