

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-00051

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. 40-394.1-149.A

Property located at: 835 Route 442 Hwy, Muncy, Pennsylvania, 17756:

ALL those certain pieces, parcels and lots of land situated in the Township of Muncy Creek, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: BEGINNING at a point where the old road and the present road (Route 442) leading from Muncy to Clarkstown intersect; thence along lands now or formerly of Mrs. Fenton Confer, North 85 degrees West, 70 feet to an iron pin; thence along lands now or formerly of said Confer, South 89 degrees 15 minutes West, 430 feet to an iron pin in the center of the old road leading from Muncy to Clarkstown; thence along lands now or formerly of Kenneth Feigles, North 19 degrees 15 minutes East, 440 feet to an iron pin; thence along lands now or formerly of Halsey F. Northrop, South 88 degrees 30 minutes East, 670 feet to an iron pin; thence along lands now or formerly of said Northrop, South 22 degrees East, 310 feet to the center of the present road (Route 442); thence southwest along the center of said road, 450 feet to the point and place of BEGINNING.

FOR IDENTIFICATION PURPOSES ONLY, being known as Real Estate Tax Parcel Number 40-394.1-149.A in the Office of the Lycoming County Tax Assessor, and having a physical address of 835 State Route 442 Highway, Muncy, PA 17756.

THE ABOVE-DESCRIBED PARCEL NO. 1 BEING the same premises which The Dedicated Life Mission, Inc., a non-profit corporation, by Deed dated December 6, 1971 and recorded on December 7, 1971 in the Office for the Recording of Deeds in and for Lycoming County, Pennsylvania, in Deed Book 591, Page 16, granted and conveyed unto Alen W. Hull and Virginia A. Hull, his wife.

PROPERTY ADDRESS: 835 ROUTE 442 HIGHWAY, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 40-394.1-149.A

Seized and taken into execution to be sold as the property of CAROL A KAZLAUSKAS 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