

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-01297

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.

ALL THAT CERTAIN lot of land situate in the First Ward of the Borough of Jersey Shore . County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by land of the Jersey Shore Area School District; on the East by land now or formerly owned by said School District and the Borough of Jersey Shore; on the South by Thompson Street (Erroneously referred as Thomas Street on prior deeds); and on the West by land now or formerly of Clair R. Halstead, et ux.; having a frontage of fifty-two (52) feet on Thompson Street and extending in a Northerly direction in depth one hundred fifty (150) feet, be all measurements more or less, and being known as 608 Thompson Street.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS: 608 THOMPSON STREET
JERSEY SHORE PENNSYLVANIA 17740.

PARCEL 19-002-516

BEING THE SAME PREMISES WHICH Pennsylvania Housing Finance Agency, by Deed dated June 21, 2000 and recorded June 30, 2000, Lycoming County, PA Office of the Recorder of Deeds, Deed Book 3575 page 43, granted and conveyed unto David J. Tomb and Renee K. Tomb.

To BE SOLD AS THE PROPERTY OF DAVID J. TOMB AND RENEE K. TOMB ON JUDGMENT NO.
CV-23-01297

PROPERTY ADDRESS: 608 THOMPSON STREET, JERSEY SHORE, PA 17740

UPI / TAX PARCEL NUMBER: 19-002-516

**Seized and taken into execution to be sold as the property of DAVID J TOMB, RENEE K TOMB in suit of
PENNSYLVANIA HOUSING FINANCE AGENCY.**

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:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania