

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-00643

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:

**FRIDAY, AUGUST 02, 2024**  
**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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ALL that certain piece, parcel or lot of land, together with the appurtenances thereunto belonging, situate in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stone in the margin of the public road leading from Hepburnville to Balls Mills; thence north eighty-eight and three-fourths ( $33\frac{3}{4}$ ) degrees west, seven and nine tenths (7.9) perches to a stone; thence north five and one-fourth ( $5\frac{1}{4}$ ) perches to a post; thence south eighty-seven and one-fourth ( $87\frac{1}{4}$ ) degrees east, ten (10) perches to a post; thence south twenty (20) degrees west, along the margin of the public road, a distance of eight (08) perches to the place of beginning. Containing seventy (70) square perches of land strict measure.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 15-309-151.A on the maps in the office of the Lycoming County Tax Assessor, and being known as 1479 (aka 1475) Route 973 East, Cogan Station, PA 17728.

ERECTED thereon a two story single family dwelling.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Corey D. Mach, under a judgment entered against him in the Court of Common Pleas of Lycoming County filed to Docket No. CV23-00643.

PROPERTY ADDRESS: 1479 EAST ROUTE 973 HWY, COGAN STATION, PA 17728

UPI / TAX PARCEL NUMBER: 15-309-151.A

Seized and taken into execution to be sold as the property of COREY D MACH in suit of JERSEY SHORE STATE BANK.

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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:  
MCNERNEY, PAGE, VANDERLIN & HALL  
WILLIAMSPORT, PA

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