

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 17-000543

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:

**FRIDAY, FEBRUARY 07, 2025  
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 and lot of land situate in the Township of Clinton, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey made by Leigh E. Herman, R.E., dated September 16, 1958, as follows, to-wit:

BEGINNING at an iron pin in the east line of U.S. Highway Route No. 15, said point being three hundred (300) feet southerly from the centerline of Legislative Route 41005; thence north seventy-four (74) degrees twenty-seven (27) minutes east along property now or formerly of Frank Irvin a distance of two hundred nineteen and eighty-three hundredths (219.83) feet to an iron pin; thence south seven (7) degrees forty-five (45) minutes east along property now or formerly of Albert D. Baker a distance of three hundred (300) feet to an iron pin; thence south seventy-four (74) degrees twenty-seven (27) minutes west along property now or formerly of Walter L. Flexer, et ux., a distance of two hundred nineteen and eighty-three hundredths (219.83) feet to an iron pin in the east line of U.S. Route No. 15; thence north seven (7) degrees forty-five (45) minutes west along said highway a distance of three hundred (300) feet to an iron pin, the point and place of beginning. Containing one and five tenths (1.5) acres.

BEING the same premises granted and conveyed unto Susan M. Satteson by Deed of Lloyd B. Sensenig, Single, dated April 4, 2006 and recorded April 5, 2006 in Lycoming County Record Book 5617, Page 52.

ALSO BEING the same premises granted and conveyed unto Rangdeep, Inc., a Pennsylvania Corporation, by Deed of Susan M. Satteson, Single, dated June 26, 2008 and to be recorded.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 07-411-165.B in the Office of the Lycoming County Tax Assessor.

Known as 6801 Route 15 Highway, Montgomery, Lycoming County, Pennsylvania 17752.  
Parcel No. 07-411-165.B

PROPERTY ADDRESS: 6801 ROUTE 15 HIGHWAY, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 07-411-165.B

Seized and taken into execution to be sold as the property of RANGDEEP, INC. 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:**  
MCCORMICK LAW FIRM  
WILLIAMSPORT, PA

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