

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-00541

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, AUGUST 01, 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.

ALL that certain piece or parcel of land, situate, lying and being in Franklin Township, Lycoming County, Pennsylvania, known as the subdivision of Paul L. McClemons said subdivision having been recorded in Lycoming County map Book 42, page 351, bounded and described as follows:

BEGINNING at an iron pin on the eastern side of Township route 682, 1040 feet from the southeast corner of lands now or formerly of Paul L. McClemons; thence North 17 degrees 53 minutes West 200.60 feet; thence North 72 degrees 07 minutes East 217.80 feet; thence South 15 degrees 09 minutes East 196.31 feet; thence South 70 degrees 52 minutes West 208.50 feet to the point and place of beginning. Containing .9702 acres.

Under and subject to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

With the appurtenances: TO HAVE AND TO HOLD the same unto and for the use of Grantees, their heirs and assigns forever,

BEING KNOWN AS: 1162 CEMETERY RD MUNCY, PA 17756

PROPERTY ID: 13-355-101.E

PROPERTY ADDRESS: 1162 CEMETERY RD, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 13-355-101.E

Seized and taken into execution to be sold as the property of JOHN D YOCUM, JR, THERESA BENJAMIN-YOCUM in suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION.

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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MT. LAUREL, NJ 855-225-6906

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania