

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-01194

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, MAY 02, 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, parcel and lot of land situate in the Sixth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as Lot No. 1 on the Plan of Edkin Addition to the City of Williamsport, as set forth in the Lycoming County Deed Book 268, page 354 and Map Book 46, page 379-A, more particularly bounded and described as follows:

BEGINNING at a point on the western side of Seventh Avenue, said point being on hundred forty-five (145) feet south of the southwest corner of Seventh Avenue and Louisa Street; thence west one hundred (100) feet in the eastern line of a fifteen (15) foot public alley; thence south along the eastern line of said public alley forty (40) feet to a point being the northern line of an alley; thence east one hundred (100) feet to Seventh Avenue; thence north along the western side of Seventh Avenue forty (40) feet to the point and place of beginning.

BEING the same premises conveyed unto TAMMY S. POTEIRA, by Deed of DAVID P. JONES and TAMMY M. JONES, dated the 29th day of July, 2021 and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #66-005-218, on the Maps in the Office of the Lycoming County Tax Assessor.

Rieders, Travis, Dohrmann, Mowrey, Humphrey, and Waters

By: Clifford A. Rieders, Esq.

Sean P. Gingerich, Esq.

161 W. Third Street

Williamsport, PA 17701

PROPERTY ADDRESS: 717 SEVENTH AVENUE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 66-005-218

Seized and taken into execution to be sold as the property of TAMMY S POTEIRA in suit of JOURNEY BANK F/K/A THE MUNCY BANK AND TRUST CO..

**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:

LAW OFFICES RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY  
WILLIAMSPORT, PA 570-323-8711

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