

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-01302

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, NOVEMBER 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 Third Ward of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west side of Fisher Street, fifty (50) feet north of Bald Eagle Avenue; thence north along the west side of Fisher Street, fifty (50) feet; thence west and parallel with Southern Avenue, one hundred forty-seven and thirteen hundredths (147.13) feet to line of land now or formerly of Plankenhorn; thence now or formerly along Plankenhorn's line, south fifty (50) feet to line of land now or formerly of Dr. George L. Schneider, thence east and parallel with Southern Avenue, one hundred forty-seven and thirteen hundredths (147.13) feet to the place of beginning; and being known as No. 360-362 Fisher Street

SUBJECT to a right of way as contained in an Agreement recorded in Lycoming County Deed Book 514, page 668, which Agreement extinguishes all previous rights of way and conveys one (1) fifteen (15) foot right of way on the western end of the property hereby conveyed, which is shown on the Plan as contained in the above recited Agreement.

Residential Units within the Borough of South Williamsport which are occupied other than by the owner thereof are subject to the inspection requirements of the South Williamsport Borough Code.

BEING the same premises granted and conveyed unto Donovan W. Popkin, single, by Betty L. Steinbacher, single, by Deed intended to be herewith recorded.

FOR identification purposes only, being known as all of Tax Parcel No. 53-1-201 in the Office of the Lycoming County Tax Assessor.

TOGETHER with any and all buildings, and appurtenances thereon, if any, with an address of 360-362 Fisher Street, South Williamsport, Pennsylvania. Improvements on the premises include, but are not limited to, a three story residential building being known as 360-362 Fisher Street, South Williamsport, PA 17702.

PROPERTY ADDRESS: 360 FISHER STREET, SOUTH WILLIAMSPORT, PA 17702

UPI / TAX PARCEL NUMBER: 53-001-201

Seized and taken into execution to be sold as the property of DONOVAN WAYNE POPKIN in suit of JANET L. WOLYNIEC, SUCCESSOR IN INTEREST TO FRANK WOLYNIEC, JR..

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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