SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01221

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 05, 2027
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.

---

612 – 614 Fifth Avenue, Williamsport, Pennsylvania 17701

ALSO, ALL that certain piece, parcel, or lot of land situate in the Thirteenth Ward of the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a corner of an alley one hundred fifty-seven and five-tenths (157.5) feet north of the northeast corner of Erie Avenue and Fifth Avenue in said City; thence east along said alley, one hundred twenty-three (123) feet, more or less, to another alley; thence north along said other alley, fifty (50) feet to a post; thence west along land formerly of Williamsport Manufacturing Company, one hundred twenty-three (123) feet, more or less, to Fifth Avenue; thence south along Fifth Avenue, fifty (50) feet to the place of beginning. Having erected thereon a double dwelling known as 612 – 614 Fifth Avenue, Williamsport, Pennsylvania 17701.

BEING the same premises granted and conveyed unto Christine K. Morrison by deed of Robert W. Morrison and Christine K. Morrison, husband and wife, dated December 28, 2015 and recorded December 31, 2015 in Lycoming County Record Book 8825 at page 84.

FOR INDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 73-007-336 in the Office of the Lycoming County Tax Assessor.

826 First Street, Williamsport, Pennsylvania 17701
ALL that certain lot or piece of land situate in the Fifth Ward of the City of Williamsport, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at the southwest corner of lot now or formerly of Robert Black; thence north along said lot, one hundred ten (110) feet to an alley, now known as School Alley; thence west along said alley twenty-five (25) feet to a lot now or formerly of William J. Garvey; thence south along said lot one hundred ten (110) feet to First Street; thence east along First Street, to the place of beginning.

BEING the same premises granted and conveyed unto Christine K. Morrison by Deed of Robert W. Morrison and Christine K. Morrison, husband and wife, dated December 28, 2015 and recorded December 31, 2015 in Lycoming County Record Book 8825 at page 125.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 65-008-221 in the Office of the Lycoming County Tax Assessor, and known as 826 First Street, Williamsport, Pennsylvania 17701.

PROPERTY ADDRESS: 612-614 FIFTH AVE,, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 73-007-336

PROPERTY ADDRESS: 826 FIRST STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 65-008-221

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of SARAH E PETERS, THOMAS M PETERS in suit of JOURNEY BANK F/K/A THE MUNCY BANK AND TRUST COMPANY.

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, Eric Spiegel, 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 570-323-8711

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.