

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-01076

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 Michael Ross Event Center, located in the Trade & Transit Centre II, 3rd Floor, 144 W. 3rd Street Williamsport PA 17701 in the city of Williamsport, County of Lycoming, Commonwealth of Pennsylvania on:

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.

PROPERTY ADDRESSES: 104 N. Market Street, Muncy, PA 17756

104 N. Market Street, Muncy, PA:

ALL that certain piece, parcel or lot of land situate in the Third Ward of the Borough of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by lot formerly of E.D. Kurtz; on the East by North Market Street; on the South by lot now or formerly of Godfrey Kunz; and on the West by an alley; fronting fifty (50) feet more or less on North Market Street and extending in depth at said frontage or width one hundred seventy-five (175) feet, more or less, from North Market Street on the East to said alley on the West.

BEING the same premises conveyed unto Jesse Alan James Bean and Emily Rose Bean, husband and wife, by deed of Rebecca Smith, single, dated April 26, 2019, and intended to be recorded immediately prior hereto in the Office of the Recorder of Deeds of Lycoming County.

FOR IDENTIFICATION PURPOSES ONLY, being known as tax parcel number 39-001-131 in the office of the Lycoming County Tax Assessor.

Rieders, Travis, Humphrey, Waters & Dohrmann

By: Clifford A. Rieders, Esq.

Sean P. Gingerich, Esq.

161 W. Third Street

Williamsport, PA 17701

PROPERTY ADDRESS: 104 NORTH MARKET STREET, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 39-001-131

Seized and taken into execution to be sold as the property of JESSE A BEAN, EMILY R BEAN in suit of 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