

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 22-00732

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:

**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 located at: 448 Old Road, Montgomery, Pennsylvania, 17752:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Clinton, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 801, formerly State Route 54, said point being at the southwest corner of property now or formerly of Richard A. and Cora S. Smith; thence south eighty-four (84) degrees fifteen (15) minutes east through an iron pin and along the property of the land now or formerly of said Smith and other property now or formerly of Alfred J. and Dorothy E. Love, a distance of three hundred thirty-six and three tenths (336.3) feet to an iron pin; thence south zero (00) degrees seventeen (17) minutes west along other property now or formerly of Alfred J. and Dorothy E. Love, a distance of seventy-seven and five tenths (77.5) feet to an iron pin; thence south eighty-six (86) degrees fifty-five (55) minutes west along same, a distance of three hundred forty-eight and two tenths (348.2) feet through a pipe to the center of Township Route 801; thence north five (05) degrees forty-five (45) minutes east along the center of Township Route 801, a distance of one hundred thirty and zero tenths (130.0) feet to a point, the point and place of beginning.

BEING the same premises granted and conveyed unto LORETTA L. ULRICH by Deed of DEBRA C. WRIGHT, formerly known as DEBRA C. REIMENSNYDER, and TODD M. WRIGHT, her husband, dated February 7, 2007, and recorded February 13, 2007, in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania, in Record Book 5926, Page I.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #07-392-232.S on the maps in the office of the Lycoming County Tax Assessor.

PROPERTY ADDRESS: 448 OLD ROAD, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 07-392-232.S

Seized and taken into execution to be sold as the property of LORETTA L DAY in suit of WEST BRANCH REGIONAL AUTHORITY.

---

**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:  
MCCORMICK LAW FIRM  
WILLIAMSPORT, PA 570-326-5131

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