

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 17-1504

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:

**FRIDAY, AUGUST 02, 2024**  
**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 and being In Fairfield Township, County of Lycoming and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at an Iron pin located 1,320 feet in a westerly direction from the intersection of Township Route No. 538 and Township Route No. 545, said distance being flat chained along the center of Route No. 545, said pin being in the northern right of way line of Route No. 545 and also 7.4 feet in a southerly direction from a 14" hickory tree, said iron pin being at the southeast corner of property now or formerly of Lyman Hicks conveyed unto V. LaRue Sauter et ux. By deed of March 6, 1964, and recorded in Deed Book 500, page 214, which calls for a buried stone; said pin being at the southwest corner of land now or formerly of George Gottschall; thence by the said northern right of way line of Township Route No. 545 and of Donald Holdren, North 55 degrees 30 minutes West 172.45 feet to a stake; thence by land now or formerly of Donald Snyder the following two courses and distances: (1) North 35 degrees 30 minutes East 400 feet to an iron pin; (2) South 55 degrees 30 minutes East 172.45 feet to an 11 inch cherry tree in the line of lands now or formerly of George Gottschall; thence by land now or formerly of Gottschall South 35 degrees 30 minutes West 400 feet to an Iron pin; the point and place of beginning. Containing 1.58 acres more or less.

EXCEPTING AND RESERVING : ALL that certain piece, parcel and lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, known as Lot # 2 of the Subdivision Plan of John C. Lauchle and Christine L. Lauchle and land of Kimber LaRue Sauter and Cynthia Ann Sauter as approved by the Lycoming County Planning Commission on October 8, 2008, said plan being recorded herewith, and being more specifically described in a survey by Michael T. Maneval, P.L.S., dated September 22, 2008 and recorded in Lycoming County Map Book 60, page 578, as follows:

BEGINNING at a found iron pin at the northwest corner of lands now or formerly of Kimber LaRue Sauter and Cynthia Ann Sauter, his wife, the following four (4) courses and distances: (1) South 56 degrees 38 minutes 12 seconds East, 35.01 feet to a set iron rod; (2) South 34 degrees 21 minutes 48 seconds West, 100.00 feet to a set iron rod; (3) South 16 degrees 32 minutes 16 seconds West, 261.26 feet to a set iron rod; (4) North 56 degrees 45 minutes 47 seconds West, 115.00 feet to a set iron rod and land now or formerly of John C. Lauchle and Christine L Lauchle, his wife; thence along land now or formerly of John C. Lauchle and Christine L Lauchle, his wife, North 34 degrees 21 minutes 48 seconds East, 350.37 feet, the point and place of beginning. Containing 0.51 acre of land.

Being the same property as conveyed from Larue Sauter to Cynthia Ann Sauter. Single woman as set forth in Deed Book 6166 Page57 dated 08/28/2007, recorded 10/18/2007, LYCOMING Coun

PROPERTY ADDRESS: 73 HILLCREST DR, MONTOURSVILLE, PA 17754

UPI / TAX PARCEL NUMBER: 12-331-124

**Seized and taken into execution to be sold as the property of CYNTHIA A. SAUTER AKA CYNTHIA ANN SAUTER in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.**

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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:**  
PARKER MCCAY PA  
MOUNT LAUREL, NJ

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