

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 22-01136

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.

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ALL THAT CERTAIN piece, parcel and lot of land situate in the First 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 now or formerly of James F. Feigles; on the east by an alley; on the south by an alley; on the west by Market Street; having a frontage on Market Street of fifty (50) feet and extending in depth one hundred eighty-two (182) feet, more or less, and known as 407 South Market Street, Muncy, Pennsylvania.

PARCEL # 37-0020055400000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 407 South Market Street, Muncy, PA 17756.

BEING THE SAME PREMISES which Jonathan M, Rushel, single, by Deed dated May 8, 2019 and recorded May 10, 2019 in the Office of the Recorder of Deeds in and for the County of Lycoming, Pennsylvania in Book 9186, Page 615, Instrument No. 201900020786 granted and conveyed unto Christina L. Spenner in fee

PROPERTY ADDRESS: 407 SOUTH MARKET, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 37-002-554

Seized and taken into execution to be sold as the property of CHRISTINA L SPENNER in suit of BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING.

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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:  
LOGS LEGAL GROUP LLP  
KING OF PRUSSIA, PA 610-278-6800

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