

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-01107

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, NOVEMBER 01, 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.

No. CV23-01107

Judgment Amount: \$89,981.84

Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

ALL THAT CERTAIN lot of land situate in First Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southern line of Tucker Street, said point being ninety-seven (97) feet east of the eastern line of Railway Street; thence Easterly along the southern line of Tucker Street, twenty-nine (29) feet to a point on the western line of land now or formerly of Harry Kitchen, et ux; thence Southerly along the western line of land now or formerly of the said Kitchen, one hundred sixty-four (164) feet to a point in the northern line of Menne Alley; thence Westerly along the northern line of Menne Alley, twenty-nine (29) feet to a point in the eastern line of land now of formerly of Geiser; thence Northerly along the eastern line of land now or formerly of said Geiser, one hundred sixty-four (164) feet to the southern line of Tucker Street and the place of beginning.

IDENTIFIED AS PARCEL NO. 61,003.0-0407.00-000

Being the same premises which Toni M. Gehr, formerly known as Toni M. Metzger, and Kevin J. Gehr, her husband, by Deed dated October 23, 2017 and recorded November 1, 2017, in the Office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, in Record Book 9146, Page 1715, granted and conveyed to Lavonia Mathison, unmarried woman, the Mortgagor herein.

TO BE SOLD AS THE PREMISES OF LAVONIA MATHISON

PROPERTY ADDRESS: 710 TUCKER STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 61-003-407

Seized and taken into execution to be sold as the property of LAVONIA MATHISON in suit of NAVY FEDERAL CREDIT UNION.

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:
FEIN, SUCH, KAHN & SHEPARD, PC
ALLENTOWN, PA

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania