

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-00664

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.

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1127-1129 CHARLES STREET  
WILLIAMSPORT, PA 17701  
TAX PARCEL NO. 69-001-128

ALL that certain piece parcel and lot of land situate in the Ninth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follow:

ON the north by premises now or formerly owned by Maggie L. Yerger; on the east by Charles Street; on the south by premises now or formerly owned by Fred W. Tepel; on the west by Brown Alley; the same being fifty (50) feet in width on Charles Street and one hundred fifty (150) feet in depth and known on the Plan of Wyoming Addition to the City of Williamsport as Lot No. 47.

BEING the same premises granted and conveyed to Kranz Apartments, LLC, by deed from Robert A. Gair and Amy L. Gair, husband and wife, said deed dated June 7, 2012 and recorded June 11, 2012 in Lycoming County Record Book 7639, page 23.

FOR identification purposes only, being known as Parcel No. 69-001-128 in the Office of the Lycoming County Tax Assessor.

Improvements on the premises include a two story two family residential building being known as 1127-1129 Charles Street, Williamsport, PA 17701.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against it in the Court of Common Pleas of Lycoming County filed to Docket No. CV24-00664.

PROPERTY ADDRESS: C/O WILLIAM A KRANZ, JR, 1127-1129 CHARLES STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 69-001-128

**Seized and taken into execution to be sold as the property of KRANZ APARTMENTS, LLC in suit of JERSEY SHORE STATE BANK.**

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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:**  
MCNERNEY, PAGE, VANDERLIN & HALL  
WILLIAMSPORT, PA

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