

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 21-00531

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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ALL that certain piece, parcel and lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the western side of the public road leading from Pennsylvania State Highway Route No. 14 to the White Church, said iron pin being at the northeastern corner of the land of Eugene A. Bubb and Thelma L. Bubb, his wife; thence along the western side of said public road North three (3) degrees East one hundred thirty-two (132) feet to a point; thence South eighty-seven (87) degrees twenty-three (23) minutes West six hundred sixty (660) feet to a line of land now or formerly of William H. Foucar; thence along the same North eighty-seven (87) degrees twenty-three (23) minutes East three hundred sixty (360) feet to an Iron pin at the southwestern corner of said land of Eugene A. Bubb and wife; thence along the same north two (2) degrees forty (40) minutes East one hundred seventy-nine and five-tenths (178.5) feet to an iron pin at the northwestern corner of said land of Eugene A. Bubb and wife; thence along the same South eighty-seven (87) degrees East three hundred (300) feet to an iron pin at the place of beginning.

BEING the same premises granted and conveyed unto Jerry L. Winters, single, by deed from Margaret C. Reed, widow, said deed dated May 22, 1990 and recorded May 24, 1990 in Lycoming County Record Book 1548, page 263.

ALSO BEING the same premised granted and conveyed unto James Halkais, by deed from the Tax Claim Bureau, said deed dated January 8, 2021 and recorded March 5, 2021 in Lycoming County Record Book 9241, page 1387.

UNDER AND SUBJECT to a right-of-way, given by Margaret C. Reed to Allegheny Electric Cooperative, Inc., dated September 1, 1988, and recorded in Lycoming county Deed Book 1433 at page 211.

Improvements on the property include one story residential building and one out building structure.

FOR identification purposes only being known as Tax Parcel No. 41-352-105 in the Office of the Lycoming County Tax Assessor and known as 703 Lycoming Mall Drive, Muncy, PA.

SEIZED, TAKEN IN EXECUTION, and to be sold as the property of Defendant under a Judgment entered against him in the Court of Common Pleas of Lycoming County filed to Docket No. CV-21-00531.

PROPERTY ADDRESS: 703 LYCOMING MALL ROAD, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 41-352-105

**Seized and taken into execution to be sold as the property of JAMES HALKIAS in suit of ESTATE OF TAMMY J. MAYER, DECEASED, KEITH E. MAYER, ADMINISTRATOR.**

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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