

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-00112

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, FEBRUARY 07, 2025**  
**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 or lot of land situate in the 13th Ward of the City of Williamsport, County of Lycoming and State of Pennsylvania, described as follows:

BEGINNING at a point in the Southwest corner of the first alley South of Park Avenue and the first alley East of Second Avenue; thence Southerly along the West line of the first alley East of Second Avenue 20 feet 1-1/2 inches to line of land now or formerly of George Burkhart; thence Westerly along land now or formerly of George Burkhart 43 feet 02 inches more or less, to a point in line of land now or formerly of Russel L. and Margaret E. Bower; thence Northerly along land now or formerly of Russel L. and Margaret E. Bower, being a line parallel with Second Avenue, 20 feet 1-1/2 inches more or less, to a point in the South line of the first alley South of Park Avenue; thence Easterly along the same 43 feet 02 inches to a point, the place of beginning.

BEING known as 646-1/2 Second Avenue, Williamsport, PA 17701.

BEING Parcel #73+,006.0-0318.00-000+.

The improvements thereon being known as 646 1/2 Second Avenue, Williamsport, PA 17701

HAVING ERECTED THEREON a Residential Real Estate.

BEING the same premises which James R. Seidel and Inez J. Seidel, his Wife by Deed dated March 19, 1973 and recorded in the Office of Recorder of Deeds of Lycoming County on March 19, 1973 at Book 642, Page 81 Instrument# 01384 granted and conveyed unto John A. Brown and Lutrecia P. Brown, his wife. Lutrecia P. Brown departed this life on departed this life on 02/21/2023. John A. Brown departed this life on December 1, 1985.

PROPERTY ADDRESS: 646 1/2 SECOND AVENUE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 73-006-318

Seized and taken into execution to be sold as the property of DENISE JACKSON, SOLELY IN HER CAPACITY AS HEIR OF LUTRECIA P BROWN, DECEASED, KEVIN BROWN, SOLELY IN HIS CAPACITY AS HEIR OF LUTRECIA P BROWN, DECEASED, SHEREE PETERSON, SOLELY IN HER CAPACITY AS HEIR OF LUTRECIA P BROWN, DECEASED, LUTRECIA HICKS, SOLELY IN HER CAPACITY AS HEIR OF LUTRECIA P BROWN, DECEASED, THE UNKNOWN HEIRS OF LUTRECIA P BROWN, CORRINE BROWN, SOLELY IN HER CAPACITY AS HEIR OF MICHAEL BROWN, DECEASED, MICHAEL BROWN, SOLELY IN HIS CAPACITY AS HEIR OF MICHAEL BROWN, DECEASED, THE UNKNOWN HEIRS OF MICHAEL BROWN, JOHN BROWN A/K/A JOHN ALLEN BROWN, SOLELY IN HIS CAPACITY AS HEIR OF LUTRECIA P BROWN, DECEASED in suit of MORTGAGE ASSETS MANAGEMENT, LLC C/O PHH MORTGAGE CORPORATION.

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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:**  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

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