

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-00906

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, AUGUST 01, 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.

ALL THAT CERTAIN messuage or tenement of land situate on the Southeast side of State Road No. 1005 (a/k/a Lower Barbours Road), in Plunketts Creek Township, Lycoming County, Pennsylvania, as shown on a survey plat prepared by William C. Hilling, PLS, made a part of this description, dated December 16, 2001, based on a magnetic bearing, bounded and described as follows;

BEGINNING at a found iron pipe, said pipe common to the lands now or formerly of John E. Blair and Carolyn B. Calkins, John F. McCarty and Donna M. McCarty and at the Southwest corner of the lot of land herein described; thence North 44° 11' West generally along the lands now or formerly of John F. McCarty and Donna M. McCarty, crossing State Road No. 1005, a distance of 423 feet to the low water mark of the Loyalsock Creek, (this course passes through a set No. 6 iron pin and cap on the East right-of-way line of the state road); thence along the East side of Loyalsock Creek the following two (2) courses and distances: (1) North 30° 15' East a distance of 104.81 feet; (2) North 28° 7' East a distance of 10.70 feet; thence South 45° 59' East crossing State Road No. 1005 and along the lands now or formerly of Connie L. Probst a distance of 180 feet to a found iron pin, (this course passes through a set No. 6 iron pin and cap 61.42 feet Southeast of the Northeast corner); thence along the lands now or formerly of Hazel L. Schaffer, the following two (2) courses and distances: (1) South 39° 59' East a distance of 216.10 feet to a set No. 6 iron pin and cap; (2) South 44° 11' East a distance of 63.81 feet to a White Pine Stump; thence South 48° 34' West along the lands now or formerly of John E. Blair and Carolyn B. Calkins a distance of 101.08 feet to the point of BEGINNING.

CONTAINING 1.11 acres.

BEING the same 1.02 acre parcel conveyed unto Clarence R. Schaffer, Jr. and Hazel L. Schaffer, his wife, by deed of Clarence R. Schaffer Jr., a/k/a Clarence Schaffer, Jr. and Hazel L. Schaffer, a/k/a Hazel L. Schaffer, husband and wife, dated August 31, 1995 and recorded to Lycoming County Record Book 2477 at Page 053, known as Tax parcel No. 48-253-194.

ALSO BEING a part of that premises conveyed unto Hazel L. Schaffer by deed of Pauline E. Lewis, dated June 7, 2001, as recorded to Lycoming County Recorded Book 3816, at Page 319 and formerly being known as Lycoming County Tax Parcel No. 48-253-164.

BEING THE SAME PREMISES which Hazel L. Schaffer, by Deed dated May 14, 2003 and recorded June 19, 2003 in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 4608, Page 23, granted and conveyed unto Clarence R. Schaffer, Jr. and Hazel L. Schaffer.

Clarence R. Schaffer, Jr. departed this life on April 4, 2016.

BEING KNOWN AS: 344 Lower Barbours Road, Williamsport, PA 17701

PARCEL #48-253.1-194

PROPERTY ADDRESS: 344 LOWER BARBOURS ROAD, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 48-253.1-194

Seized and taken into execution to be sold as the property of HAZEL L SCHAFFER in suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION C/O CARRINGTON MORTGAGE SERVICES, LLC.

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:
LAW OFFICE OF GREGORY JAVARDIAN, LLC
SOUTHAMPTON, PA 215-942-9690

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania