

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 23-00080

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, MAY 02, 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 and lot of land situate in the Second Ward of the Borough of Hughesville, County of Lycoming and State of Pennsylvania, bounded and described as follows:

ON the easterly side of South Second Street, bounded on the northeast by lot formerly of Charles F. Hill, and formerly of Benjamin F. Thomas and wife; On the southwest by lot formerly of Frank Feigles, deceased; having a frontage on Second Street of 68 feet, more or less, and extending the same width 176 feet to an alley in the rear.

UPI: 17-2-519

Being the same property as transferred by deed dated 12/09/2011, recorded 12/15/2011, from David G. Myers, Executor of the Estate of A. Iantha Myers, a/k/a Annie Iantha Myers, a/k/a Iantha Myers, deceased, to Leonard R. Filipkowski, recorded in book 7483, page 232.

Being further conveyed by deed dated 04/05/2019, recorded 05/03/2019, from Leonard R. Filipkowski, single, to Jan L. Hall, Jr., recorded in book 9185, page 2156

Property: 189 South 2nd Street, Hughesville, PA 17737

Parcel No: 17-002.0-0519.00-000

PROPERTY ADDRESS: 189 SOUTH 2ND STREET, HUGHESVILLE, PA 17737

UPI / TAX PARCEL NUMBER: 17-002-519

Seized and taken into execution to be sold as the property of JAN L. HALL, JR. in suit of SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES.

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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:  
HILL WALLACK LLP  
YARDLEY, PA 215-579-7700

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