

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-00909

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 07, 2026
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 piece, parcel and lot of land situate in the Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at corner of lot now or formerly of Ella E. Bennett; thence Northward along the same one hundred eighty feet (180 ft.) to Church Alley; thence Eastward along said alley fifty-one feet (51 ft.), more or less, to Lloyd Alley; thence Southward along same one hundred eighty feet (180 ft.) to Jordan Street; and thence Westward along said street fifty-one feet (51 ft.), more or less, to the place of beginning. Containing 9,180 square feet, more or less.

HAVING erected thereon a residential single-family dwelling known as 337 Jordan Avenue, Montoursville, PA 17754 and designated as Assessment No. 33-001-110.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

BEING the same premises which Clarence F. Longacre and Martha L. Longacre, by Deed dated October 30, 1984, and recorded with the Recorder of Deeds Office of Lycoming County, Pennsylvania, on December 13, 1984, at Deed Book Volume 1094, Page 325, granted and conveyed unto Jess P. Hackenburg, II and Loraine E. Hackenburg.

PROPERTY ADDRESS: 337 JORDAN AVENUE, MONTOURSVILLE, PA 17754

UPI / TAX PARCEL NUMBER: 33-001-110

Seized and taken into execution to be sold as the property of JESS P HACKENBERG, II, LORAIN E HACKENBURG in suit of FIRST COMMONWEALTH BANK.

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, Eric Spiegel, 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:
MCGRATH MCCALL, P.C.
PITTSBURGH, PA 412-281-4333

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania