

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01532

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 or 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 North line of Township Route T-570, said iron pin being five hundred fifteen and one tenth (515.1) feet from the center of Route T-555 as measured along Route T-570; thence South seventy-five (75) degrees zero (0) minutes West, along the North line of Route T-570, a distance of one hundred twenty (120) feet to an iron pin; thence North twenty-one (21) degrees five (5) minutes East along Lot 20 of Pennsdale Heights, a distance of two hundred eighty-four and four tenths (284.4) feet to an iron pin; thence South eighty-two (82) degrees ten (10) minutes East along the property now or formerly of John H. Hessler, a distance of eighty (80) feet to an iron pin; thence South sixteen (16) degrees thirty-five (35) minutes West, along Lot No. 18, a distance of two hundred thirty-six and three tenths (236.3) feet to an iron pin; the point and place of beginning. Being Lot No. 19.

IDENTIFIED AS PARCEL NUMBER 41-35300149M-000

BEING KNOWN AS 97 Mount Equity Road, Muncy, PA 17756.

BEING the same premises which David E. Beck, widower, by Deed dated October 27, 2017 and recorded November 1, 2017 in the office of the Recorder of Deeds in and for Lycoming County, Pennsylvania, in Record Book 9146, Page 1690, Instrument Number 201700013573, granted and conveyed unto Dean J. Williams, single man.

PROPERTY ADDRESS: 97 MOUNT EQUITY ROAD, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 41-353-149.M

Seized and taken into execution to be sold as the property of DEAN J WILLIAMS in suit of FIRST HERITAGE FINANCIAL, 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, 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:
LOGS LEGAL GROUP LLP
WAYNE, PA 610-278-6800

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania