SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 26-00782

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 05, 2027
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 parcel or lot of land situate in the Township of Loyalsock, County of Lycoming and Commonwealth of Pennsylvania, designated as Lot No. 5 in the plan of lots known as Decker View, recorded July 10, 1946, in Lycoming County Deed Book 342, page 406 and Map Book 41, page 384, as approved by the Board of Supervisors of Loyalsock Township, more particularly bounded and described as follows:

BEGINNING at a point in the southern line of Hayes Lane, three hundred forty-four and ninety-three hundredths feet (344.93') easterly from the eastern line of Township Route No. 613; thence
North fifty-five degrees thirty minutes East (N 55°30' E) along the southerly line of Hayes Lane a distance of one hundred feet (100') to the westerly line of Lot No. 6 on said plan of lots; thence South thirty-four degrees thirty minutes East (S 34°30'E) along the westerly line of Lot No. 6, a distance of three hundred twenty and forty hundredths feet (320.40') to the northern line of land now or formerly of L. Gene Tate; thence South fifty-five degrees thirty minutes West (S 55°30'W)
along said line now or formerly of Tate, a distance of one hundred feet (100') to the easterly line of Lot No. 4 on said plan of lots; thence North thirty-four degrees thirty minutes West (N 34°30'W) along the easterly line of Lot No. 4, a distance of three hundred twenty and forty
hundredths feet (320.40') to the point and place of beginning.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 26-329-165.G, on the Maps in the Office of the Lycoming County Tax Assessor.
SEIZED, TAKEN IN EXECUTION, and to be sold as the property of John T. Gair, under a judgment entered against it in the Court of Common Pleas of Lycoming County, filed to Docket No. CV-2026-00782

PROPERTY ADDRESS: 2015 HAYS LANE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 26-329-165.G

Seized and taken into execution to be sold as the property of JOHN T GAIR in suit of WILLIAMSPORT SANITARY AUTHORITY.

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:
MCNERNEY, PAGE, VANDERLIN & HALL
WILLIAMSPORT, PA

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.