

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 20-0668

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:

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, tenement and lot of land situate in the Township of Woodward, County of Lycoming and State of Pennsylvania, bounded and described in accordance with a survey thereof made by English Engineering Corporation on November 1, 1972, as follows:

BEGINNING at a point at the northeast corner of the land hereby described said point of beginning being in the western line of a fifty foot street or road laid out on land now or formerly of M. Ruth Gohl (the eastern line of said fifty foot street or road being the dividing line between land now or formerly of the said M. Ruth Gohl and land now or formerly of Bruce W. Zinck and Florence J. Zinck, his wife), said point being located south twenty-six (26) degrees no (00) minutes fifty-four (54) seconds east, a distance of two hundred sixteen and eight-tenths (216.8) feet from the point of intersection of the western line of said fifty foot street or road with the center line of Township Road No. 343 (formerly Pennsylvania State Highway Traffic Route No. 220); thence south twenty-six (26) degrees no (00) minutes fifty-four (54) seconds east, along the western line of said street or road, a distance of one hundred thirty and seventy-six one-hundredths (130.76) feet to a point; thence in an arc or curve to the right, having a radius of one thousand one hundred twenty and ninety-two hundredths (1,120.92) feet, a distance of nineteen and twenty-four one-hundredths (19.24) feet to a point at the southeast corner of the land hereby described; thence south sixty-three (63) degrees fifty-five (55) minutes fifty (50) seconds west, along the northern line of land now or formerly of James E. Bell and Edna L. Bell, his wife, a distance of one hundred ninety-nine and eighty-three one-hundredths (199.83) feet to a point; thence north twenty-six (26) degrees no (00) minutes fifty-four (54) seconds west, along land now or formerly of the said M. Ruth Gohl, a distance of one hundred fifty (150) feet to a point; and thence north sixty-three (63) degrees fifty-five (55) minutes fifty (50) seconds east, along the same, a distance of two hundred (200) feet to the western line of said street or road, the point and place of beginning. Being Lot No. 2 on the Ruth Gohl Subdivision, Woodward Township, Lycoming County, Pennsylvania, containing 0.688 of an acre.

BEING the same premises granted and conveyed unto Arthur A. Bell and Kay M. Bell, his wife, by Deed of M. Ruth Gohl, unmarried, dated January 3, 1973 and recorded January 4, 1973 in Lycoming County Deed Book 635, Page 138.

FOR identification purposes only, being known as Tax Parcel No. 60-387-161.D in the Office of the Lycoming County Tax Assessor.

Docket No. ML 20-90043
No. CV 20-0668

PROPERTY ADDRESS: 54 GOHL ROAD, LINDEN, PA 17744

UPI / TAX PARCEL NUMBER: 60-387-161.D

Seized and taken into execution to be sold as the property of ARTHUR BELL, KAY BELL 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, 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:
MCNERNEY PAGE VANDERLIN & HALL
WILLIAMSPORT, PA

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania