

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-00734

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 Michael Ross Event Center, located in the Trade & Transit Centre II, 3rd Floor, 144 W. 3rd 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.

Property located at: 2092 Pinchtown Road, Montgomery, PA 17752:

ALL that certain piece, parcel and lot of land situate in the Township of Clinton, County of Lycoming and Commonwealth of Pennsylvania, being bounded and described in accordance with the Subdivision between Susan Weller and George Eck, prepared by Larson Design Group, Inc., dated November 7, 1994 and recorded March 27, 1995 in Lycoming County Record Book 2399, Page 344, and Map Book 53, Page 270, as follows:

BEGINNING at a point on the Western right of way line [twenty-five (25) feet from the center line] of State Route 2005 at the intersection of the division line between lands now or formerly of Susan Weller and lands now or formerly of George Eck; said point also being South forty-one (41) degrees zero (00) minutes zero (00) seconds West, eight and fifty-nine hundredths (8.59) feet from an existing RR spike; thence from said point and place of beginning and along the Western right of way line of State Route 2005, Southeasterly by a line curving to the left with a central angle of one (0) degree ten (0) minutes five (05) seconds, a radius of five hundred twenty-seven and thirty-eight hundredths (527.38) feet, an arc length often and seventy-five hundredths (10.75) feet and a chord of South forty-one (41) degrees twenty (20) minutes fifty-three (53) seconds East, ten and seventy-five hundredths (10.75) feet; thence along lands now or formerly of George Eck, South fifty (50) degrees fifty-nine (59) minutes thirty-nine (39) seconds West, sixty-one and forty hundredths (61.40) feet; thence along lands now or formerly of Susan Weller, North forty-one (41) degrees zero (00) minutes zero (00) seconds East, sixty-one and ninety hundredths (61.90) feet to the point and place of beginning. Containing 330 square feet as above described

ALSO, ALL that certain piece, parcel and lot of land situate in the Township of Clinton, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a steel pin located on the West side of Pennsylvania State Legislative Route No. 404, said pin being five and eighty-seven hundredths (5.87) feet South from the Southeast corner of the West parapet of the concrete bridge over Black Hole Creek; thence along the West side of said highway in a curve to the left having a radius of five hundred seventy-four (574.0) feet, a distance of one hundred sixty-four (164) feet to a steel pin at the Northwest corner of a lot now or formerly owned by Elmer Charles Hoff; thence along the West line of said Hoff lot, South forty-one (41) degrees West, two hundred eighteen (218) feet to a steel pin in the East bank of Black Hole Creek; thence along the East bank of Black Hole Creek, North five (5) degrees eleven (11) minutes West, one hundred eighty-four and thirty hundredths (184.30) feet to a steel pin; thence along same, North thirty-one (31) degrees four (04) minutes East, one hundred thirty-eight and twenty hundredths (138.20) feet to a steel pin, the place of beginning. Containing fifty-six hundredths (0.56) of an acre, according to a survey made by Mark C. Krause, Engineer.

The above two (2) described parcels are more particularly bounded and described as one (1) parcel as shown upon a Plan by Larson Design Group, Inc., file 9400-591, dated November 7, 1994 and recorded March 27, 1995 in Lycoming County Record Book 2399, Page 344, and Map Book 53, Page 270, as follows:

ALL that certain piece, parcel and lot of land situate in the Township of Clinton, County of Lycoming and

Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Western right of way line [twenty-five (25) feet from the center line] of State Route 2005 at the intersection of the division line between lands now or formerly of Susan Weller and lands now or formerly of George Eck; thence along lands now or formerly of George Eck, South fifty (50) degrees fifty-nine (59) minutes thirty-nine (39) seconds West, one hundred ninety-two and ninety-nine hundredths (192.99) feet to Black Hole Creek; thence along Black Hole Creek, North five (05) degrees eleven (11) minutes zero (00) seconds West, one hundred fifty-two and sixty-five hundredths (152.65) feet; thence along the same, North thirty-one (31) degrees four (04) minutes zero (00) seconds East, one hundred thirty-six and twenty hundredths (136.20) feet to the Western right of way line of State Route 2005; thence along the Western right of way line of State Route 2005, Southeasterly by a line curving to the left with a central angle of nineteen (19) degrees two (02) minutes zero (00) seconds, a radius of five hundred twenty-seven and thirty-eight hundredths (527.38) feet and an arc length of one hundred seventy-five and nineteen hundredths (175.19) feet to the point and place of beginning. Containing 22,019 square feet as above described by a survey by the Larson Design Group, Inc.

TOGETHER with a ten (10) foot wide perpetual easement for utilization and maintenance of the existing sewer line situate on land now or formerly of George Eck, as more specifically set forth in Sewer Line Easement Agreement referenced below.

SUBJECT TO a Sewer Line Easement Agreement between George Eck and Susan A. Weller, dated April 11, 1995 and recorded April 18, 1995 in Lycoming County Record Book 2407 Page 314.

BEING the same premises conveyed by Deed of Susan A. Weller and Benjamin F. Weller, also known as Benjamin F. Weller, Jr., her husband, to Timothy E. Bower and Linda L. Bower, husband and wife, dated September 21, 2007 and recorded September 24, 2007 in Lycoming County Record Book 6141 Page 182.

FOR identification purposes only, being known as Real Estate Tax Parcel Number 0703-108 in the office of the Lycoming County Assessor and having a physical address of 2092, 2096 and 2098 Pinchtown Road, Montgomery, Pennsylvania.

PROPERTY ADDRESS: 2092 PINCHTOWN ROAD, 2098 PINCHTOWN ROAD, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 07-003-108

Seized and taken into execution to be sold as the property of RENEE C WAGNER in suit of WEST BRANCH REGIONAL 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:
MCCORMICK LAW FIRM
WILLIAMSPORT, PA

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania