

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-00731

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.

Property located at: 281 Old Road, Montgomery, Lycoming County, Pennsylvania, 17752:

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 stone in the public road, it being the eastern point of the farm now or formerly owned by Homer Runyan, of which this was formerly a part and the eastern point of the lot herein described; thence along said road, two hundred seventy (270) feet, more or less, to the northwestern corner of said lot; thence southerly along the western fence of said lot, two hundred nine (209) feet, more or less, to the southern corner of said lot; thence northeasterly along the southeastern line of said lot, three hundred (300) feet, more or less, to the place of beginning.

EXCEPTING THEREFROM AND THEREOUT, the following described parcel of land granted and conveyed unto Florella G. Stryker by Deed of Sarah E. Staddon and George M. Staddon, her husband, dated November 13, 1916 and recorded June 2, 1917 as set forth in Lycoming County Deed Book Volume 224, page 369 and Map Book 41, page 171, bounded and described as follows:

BEGINNING at an iron pin in the corner of the above described land now or formerly of Daniel F. George, et ux., and the southern line of the public road; thence along said land now or formerly of Daniel F. George, et ux., south thirty and one-half (30 1/2) degrees east (erroneously stated as west in deed) thirty-two (32) feet six (6) inches to an iron pin; thence south eighty-eight (88) degrees east sixty (60) feet to a stone; thence north fifty-five and one-half (55 1/2) degrees west fifty-three (53) feet to an iron pin, the place of beginning. Containing eight hundred fifty-eight (858) square feet of land, more or less.

UNDER AND SUBJECT to a Right of Way Agreement by and between Lowell S. Gay and Nancy E. Gay, his wife, to Pennsylvania Power & Light Company, dated July 12, 1971 and recorded April 11, 1971 as set forth in Lycoming County Deed Book Volume 604, page 202.

ALSO UNDER AND SUBJECT to an Agreement Waiving Encroachment by and between Lowell S. Gay and Nancy E. Gay, and Leroy C. Moser and Ruth E. Moser, recorded January 2, 2003 as set forth in Lycoming County Record Book Volume 4424, page 172.

ALSO UNDER AND SUBJECT to a Right-of-Way and Maintenance Agreement by and between Leroy C. Moser and Ruth E. Moser, husband and wife, and Lowell S. Gay and Nancy E. Gay, husband and wife, dated March 29, 2011 and recorded April 26, 2011 as set forth in Lycoming County Record Book Volume 7263, page 237.

ALSO UNDER AND SUBJECT to any and all other conditions, restrictions, rights-of-way, easements, etc. as heretofore contained in the prior chain of title.

BEING the same premises granted and conveyed unto Lowell S. Gay and Nancy E. Gay, his wife, by Deed of Doyle L. Bergerstock and Judith M. Bergerstock, his wife, dated September 5, 1968 and recorded September 5, 1968 in

the Office of the Recorder of Deeds in and for Lycoming County in Deed Book Volume 541, page 930.

FOR identification purposes only, being known as all of Tax Parcel No. 07-392-236 in the Office of the Lycoming County Tax Assessor.

PROPERTY ADDRESS: 281 OLD ROAD, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 07-392-236

Seized and taken into execution to be sold as the property of MICHAEL PARADIS, KIMBERLY L PARADIS 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 570-326-5131

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania