

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-00635

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.

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8504 East 973 Highway  
Montoursville, PA 17754  
Tax Parcel No. 11-311-205

ALL that certain piece, parcel or lot of land situate in the Township of Eldred, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey made January, 1951, by George M. Busch, Jr., Registered Surveyor, as follows:

BEGINNING at an iron pin in Route No. 973 leading from Warrensville to Loyalsock, said iron pin being the northeastern corner of land now or formerly of Charles Bastian; thence along the center line of Route No. 973, south sixty-seven (67) degrees east, six hundred fifty-three (653) feet to an iron pin; thence along land now or formerly of Earl A. Chaapel, north nineteen (19) degrees, thirty (30) minutes east, three hundred twenty-five (325) feet to an iron pin; thence along land now or formerly of Elmer Waltz, south seventy (70) degrees east, one thousand two hundred eighty (1,280) feet to a post; thence along land now or formerly of Joseph A. Heim, south seventeen (17) degrees, thirty (30) minutes west, one thousand five hundred eighty-seven (1,587) feet to a post; thence along land now or formerly of Samuel Kurtz, north eighty-three (83) degrees west, two hundred sixty-nine (269) feet to a post; thence continuing along land now or formerly of Samuel Kurtz, south nineteen (19) degrees, thirty (30) minutes west, one thousand six hundred eighty (1,680) feet to a post; thence along land now or formerly of J. Eisinger north eighty-three (83) degrees west, one thousand five hundred sixty-eight (1,568) feet to land now or formerly of Harlan Pidcoe; thence along land now or formerly of Harlan Pidcoe, north nine (9) degrees east, seven hundred one (701) feet to a stone; thence along land now or formerly of Dr. M. T. Milnor by the three (3) following courses and distances: (1) South sixty-six (66) degrees east, one hundred nine (109) feet; (2) north nine (9) degrees east, four hundred ninety-five (495) feet to a chestnut; (3) north ten (10) degrees, thirty (30) minutes west, three hundred fourteen (314) feet to the center of the before mentioned township road; thence along the center of said road, north nine (9) degrees east, seven hundred eight (708) feet to a point; thence along land now or formerly of Winfield S. Shmidt by the three (3) following courses and distances; (1) South eighty-one (81) degrees east, four hundred (400) feet; (2) north nine (9) degrees east, two-hundred fifty (250) feet; (3) north eighty-one (81) degrees west, four hundred (400) feet to the center of the before mentioned township road; thence along the center of said road, north nine (9) degrees east, three hundred thirty-seven (337) feet to an iron pin; thence along land now or formerly of Charles Bastian by the four (4) following courses and distances: (1) South eighty-one (81) degrees east, two hundred eighty-six (286) feet; (2) north sixteen (16) degrees, thirty (30) minutes east, three hundred twenty-three (323) feet; (3) south seventy

PROPERTY ADDRESS: 8504 RT 973 HIGHWAY, MONTOURSVILLE, PA 17754

UPI / TAX PARCEL NUMBER: 11-311-205

Seized and taken into execution to be sold as the property of THOMAS HYNAN WENTZLER AND BINDER SCIENCE LLC in suit of DRAGON STONE ENERGY, LTD.

**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