

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 21-00781

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, NOVEMBER 07, 2025
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.

PARCEL A

All that certain piece, parcel and lot of land, together with the improvements thereon erected consisting of a brick face building, situated in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania known as Tract No. 5 as shown on Survey Plat prepared by Smith, Miller & Associates, Inc., of Kingston, Pennsylvania, Drawing No. SP-1, dated May 29, 1987, bounded and described as follows:

BEGINNING at a point at the intersection of the Northerly right-of-way line of Park Avenue with the Westerly right-of-way line of Elmira Street; (1) thence along the Northerly right-of-way line of Park Avenue North eighty-five (85) degrees, thirty-nine (39) minutes, fifty-five (55) seconds West, a distance of one hundred sixty-six and ninety-two hundredths (165.92) feet to a point; (2) thence along lands now or late of Raymond A. Eck North three (3) degrees, twenty-one (21) minutes, thirty (30) seconds East, a distance of one hundred thirty-one and twenty-five hundredths (131.25) feet to a point; (3) thence along same South eighty-six (86) degrees, thirty-eight (38) minutes, thirty (30) seconds East, a distance of forty-five (45) feet to a point; (4) thence along same North three (3) degrees, twenty-one (21) minutes, thirty (30) seconds East, a distance of sixty-seven and thirty-seven hundredths (67.37) feet to a point; (5) thence along the Southerly right-of-way line of Bridge Street, South eighty-five (85) degrees, thirty-eight (38) minutes, fifty-five (55) seconds East, a distance of one hundred twenty and fifty-three hundredths (120.53) feet to a point; (6) thence along the Westerly right-of-way line of Elmira Street, South three(3) degrees, fifteen (15) minutes West, a distance of one hundred ninety-nine and thirty-six hundredths (199.36) feet to the place of beginning. Containing a total area of 29,988 square feet of land, more or less, or 0.69 acre.

Together with a private driveway eight (8) feet wide on the Western boundary of said lot, said driveway to be used in common by the owners of the adjoining property for wood and coal, etc.

PARCEL B

All that certain piece, parcel and lot of land, together with the improvement thereon erected consisting of a brick face building and unimproved parking lot, situate in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Tract Nos. 6, 7 and a vacated alley as shown on Survey Plat prepared by Smith, Miller & Associates, Inc., of Kingston, Pennsylvania, Drawing No. SP-1, dated May 29, 1987, bounded and described as follows:

BEGINNING at an old iron rail marking the intersection of the Easterly right-of-way line of Centre Street with the Southerly right-of-way line of High Street; (1) Thence along the Southerly right-of-way line of High Street South eighty-four (84) degrees, thirty-six (36) minutes, twenty-five (25) seconds East, a distance of one hundred twenty-eight (128) feet to an old iron rail corner; (2) thence along the Westerly side of an alley South five (5) degrees, forty-nine (49) minutes, twenty-five (25) seconds West, a distance of one hundred five (105) feet to a point; (3) thence along the Southerly terminus of the aforementioned alley and following along the rear line of lots owned by others, South eighty-four (84) degrees, thirty-six (36) minutes, twenty-five (5) seconds East, a distance of one hundred sixty-four and six hundredths (164.06) feet to a point; (4) thence continuing along lands of others South

three (3) degrees, fifteen (15) minutes West, a distance of thirteen (13) feet to a point; (5) thence along same South eighty-four (84) degrees, thirty-six (36) minutes, twenty-five (25) seconds East, a distance of thirty-eight and seventy-five hundredths (38.75) feet to a point; (6) thence along the Westerly line of lands now or formerly of American Rescue Workers, Inc., South three (3) degrees, fifteen (15) minutes West, a distance of one hundred and seventy-seven hundredths (100.77) feet to a point; (7) thence along the Northerly right-of-way line of Bridge Street North eighty-five (85) degrees, thirty-eight (38) minutes, fifty-five (55) seconds West, a distance of three hundred thirty-six and two hundredths (336.02) feet to a point; (8) thence along the Easterly right-of-way line of Centre Street North five (5) degrees, forty-nine (49) minutes, twenty-five (25) seconds East, a distance of two hundred twenty-four and eighty hundredths (224.80) feet to the place of beginning. Containing a total area of 51,863 square feet of land, more or less, of 1.19 acres.

PARCEL C

All that certain piece, parcel and lot of land, together with the improvements thereon erected consisting of a two-story structure currently used as a store and an unpaved parking area, situate in the Twelfth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, known as Tract No. 4 as shown on Survey Plat prepared by Smith, Miller & Associates, Inc., of Kingston, Pennsylvania, Drawing No. SP-1, dated May 29, 1987, bounded and described as follows:

BEGINNING at an old concrete monument marking the intersection of the Northerly right-of-way line of Park Avenue with the Easterly right-of-way line of Elmira Street; (1) Thence along the Easterly right-of-way line of Elmira Street North three (3) degrees, fifteen (15) minutes East, a distance of two hundred (200) feet to an old iron pin corner; (2) thence along the Southerly right-of-way line of Bridge Street South eighty-five (85) degrees, thirty-nine (39) minutes, fifty-five (55) seconds East, a distance of seventy-nine (79) feet to an old concrete monument corner; (3) thence along lands now or late of C.A. Schuler and F.J. Schuler, Jr., and lands now or late of F. S. McElhinny, G.L. Tingley, and F.J. Schuler, Jr., South three (3) degrees, fifteen (15) minutes West, a distance of two hundred (200) feet to a point; (4) thence along the Northerly right-of-way line of Park Avenue North eighty-five (85) degrees, thirty-nine (39) minutes, fifty-five (55) seconds West, a distance of seventy-nine (79) feet to the place of beginning. Containing a total area of 15,797 square feet, more or less, or 0.36 acre.

Being Tax Parcels 72-002.0-0316.00-000 (Parcel A), 72-002.0-0301.00-000 (Parcel B), 72-002.0-0100.00-000 (Parcel C).

Being and intending to describe the same premises conveyed to Amoma, LLC from FBTM Properties, LLC, by instrument dated January 29, 2016, and recorded by the Lycoming County Recorder of Deeds on February 16, 2016, in Book 8853 at page 66 (Instrument Number 201600001589).

PROPERTY ADDRESS: 400 PARK AVENUE, 421 HIGH STREET, ELMIRA STREET LOT, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 72-002-316/72-002-301

Seized and taken into execution to be sold as the property of AMOMA LLC in suit of THE ARCHITECTURAL ART RECLAMATION FUND, INC..

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:
LANDY & ROSSETTIE, PLLC
SAYRE, PA 570-888-7753

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania