

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 25-00569

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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ALL that certain tract or parcel of land situate in the Township of Susquehanna, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the post at the line of the public road leading from Nisbet to Bastress and corner of lands now or formerly of Mrs. R.S. Compton; thence South seventy-eight (78) degrees East, one hundred eighty-two (182) feet to a post at corner of lands now or formerly of Mrs. R.S. Compton and lands now or formerly of Jacob Grieb; thence North nineteen (19) degrees East, sixty-seven (67) feet to a post at corner of said lands now or formerly of Jacob Grieb and lands now or formerly of C. Heively; thence North seventy-eight (78) degrees West, one hundred eighty-two (182) feet to said public road; and thence along line of said public road, South nineteen (19) degrees West, sixty-seven (67) feet to the place of beginning. Containing twelve thousand one hundred ninety-four (12,194) square feet of land, more or less.

TOGETHER with the buildings and improvements thereon erected, more particularly bounded and described according to a survey made by Leigh E. Herman, R.P.E. on September 6, 1958, as follows, to wit:

BEGINNING at an iron pin in the eastern line of Township Route 392, leading from Bastress to Nisbet, said Township Route also being known as Valley Road, said point of beginning being four hundred eighty-seven and two tenths (487.2) feet south of the southern line of Township Route 5489; thence from the place of beginning and along the southern line of land now or formerly of Clarence Pfirman, South seventy-five (75) degrees thirty-five (35) minutes East, one hundred eighty-two (182) feet to an iron pin in the western line of land now or formerly of Y.J. Rova, thence along the western line of land now or formerly of the said Y. J. Rova, South twenty (20) degrees twenty-five (25) minutes West, sixty-seven (67) feet to an iron pin in the northern line of land now or formerly of Lester Pfirman; thence along the northern line of land now or formerly of the said Lester Pfirman, North seventy-five (75) degrees thirty-five (35) minutes West, one hundred eighty-two (182) feet to a post in the eastern line of the aforesaid Township Route 392, also being known as Valley Road; thence along the eastern line of said road, North twenty (20) degrees twenty-five (25) minutes East, sixty-seven (67) feet to an iron pin, the place of beginning.

UNDER AND SUBJECT to the conditions, restrictions, covenants, rights-of-way, easements, etc., as heretofore contained in the prior chain of title.

BEING the same premises granted and conveyed unto Dustin P. Eck and Emily V. Eck, husband and wife, by Deed of Michael A. Long, Single, dated and recorded October 22, 2018 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book 9172, Page 2726.

FOR identification purposes only, being known as all of Tax Parcel No. 55-002-404 in the Office of the Lycoming County Tax Assessor.

ALSO BEING the same premises granted and conveyed unto Galen M. Lucas and Heather M. Lucas, husband and wife, by Deed of Dustin P. Eck and Emily V. Eck, husband and wife, dated March 19, 2020 and recorded March 20, 2020 in the Office for the Recorder of Deeds in and for Lycoming County in Record Book 9210, Page 1357

BEING known as 107 Valley Road, Williamsport, PA 17702.

PROPERTY ADDRESS: 107 VALLEY ROAD, SOUTH WILLIAMSPORT, PA 17702

UPI / TAX PARCEL NUMBER: 55-002-404

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Seized and taken into execution to be sold as the property of GALEN M LUCAS, HEATHER M LUCAS in suit of CARRINGTON MORTGAGE SERVICES, LLC.

**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:  
LOGS LEGAL GROUP LLP  
WAYNE, PA 610-278-6800

**ERIC SPIEGEL, Sheriff**  
**LYCOMING COUNTY, Pennsylvania**