SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00973

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 06, 2026
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.

ALL THAT CERTAIN that certain piece, parcel, messuage and tract of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, the Northwest corner of land now or formerly of August E. Edkins, at the private road, by said road, South forty-one (41) degrees West two hundred and seventy-five (275) feet to an iron pin in said road; thence by said road and other land now or formerly of Daniel E. Berry and Anna May Berry, his wife, South ten (10) degrees East five hundred (500) feet to Public Road; thence by said public road North seventy-three (73) degrees East four hundred and seventy-eight (478) feet to an iron pin in an abandoned road; thence by spring run and other land now or formerly of Daniel E. Berry and Anna May Berry, his wife, North fifty-one (51) degrees West two hundred (200) feet; thence North fifteen (15) degrees West, four hundred and seventy-five (475) feet to corner of land now or formerly of August W. Edkins; thence South forty-three (43) degrees West fifty (50) feet to an iron pin; and thence North twenty-four and one-half (24 1/2) degrees West one hundred (100) feet to the place of beginning. Containing four (4) acres and twenty-two (22) perches, be the same more or less. The last two courses being along the land now or formerly of August W. Edkins, as surveyed by H. H. Lundy, June 16, 1939.

Grantors hereby covenant and agree to and with Grantor herein that said Grantees, their heirs and assigns, shall have the right and privilege of using the water piped from the well on the premises adjoining and owned by said grantors.

It is further agreed by and between Grantors and Grantee herein that in the event that the pipe now
connected from the well of the premises of said Grantor with that of the premises of the Grantees hereby conveyed shall require or need replacing or a renewal of the pipe, said Grantees hereby agrees to replace or furnish new pipe therefore at their own expense and place the ground where said pipe shall run in the same conduit on as the same now is.

EXCEPTING AND RESERVING FROM, HOWEVER, out of the above-described, a Deed from Craig Reno Clark and Anna Henninger Clerk, his wife, to Clyde E. Weigle, dated November 12, 1942 and recorded in Lycoming County Deed Book 322, page 596. The above- described premises are more particularly bounded and described as follows:

ALL that certain messuage or tenement of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, as described by a survey performed by William C. Hilling, PLS, dated June 1, 1998, based on a magnetic bearing and bounded and described as follows:

BEGINNING at a point, which point is North 42 degrees 51 minutes a distance of 22.80 feet from the intersection of the centerline of State Road No. 3017, (a/k/a Fox Hollow Road) and the centerline of Township Road No. 370, (a/k/a Hoover Road) and at the Southwest corner of the lot of land herein described; thence North 09 degrees 49 minutes West general twenty (20) feet East of and parallel to the township road a distance of 500.00 feet to a set No. 6 iron pin and cap; thence North 38 degrees 52 minutes East along the lands now or formerly of Harry Lewis Fenderson and Anna Lee Fenderson and April A. Trice a distance of 275.00 feet to a set No. 6 iron pin and cap, (this course passes through a found iron pipe 104.21 feet Northeast of the Northwest corner); thence along the lands now or

(c) CountySuite Sheriff, Teleosoft, Inc.

formerly of Max C. Miller and Helen M. Miller, his wife, the two (2) following courses and distances: (1) South 16 degrees 55 minutes East a distance of 100.00 feet to set No. 6 iron pin and cap; (2) North 73 degrees 05 minutes East a distance of 46.55 feet to a point, (this course passes through a set No. 6 iron pin and cap on the top of the bank 5 feet West of the corner); thence along the West right of way line of Township Road No. 426 the following six (6) courses and distances: (1) South 07 degrees 05 minutes East a distance of 67.46 feet to a point; (2) South 05 degrees 57 minutes East a distance of 116.73 feet to a point; (3) South 08 degrees 52 minutes East a distance of 88.28 feet to a point; (4) South 19 degrees 41 minutes East a distance of 41.39 feet to a point; (5) South 26 degrees 12 minutes East a distance of 49.05 feet to a point; (6) South 40 degrees 50 minutes East a distance of 59.03 feet to set railroad spike; thence along the lands now or formerly of Norman L. Weigle and Nancy A. Weigle, his wife, the following two (2) courses and distances: (1) South 18 degrees 16 minutes East a distance of 156.57 feet to a point, (which point falls South of the North right of way line of State Road No. 3017), (this course passes through a set railroad spike 24.5 feet Northwest of the center of the state road); thence along the North line of the state road approximately 14.5 feet parallel to the center of the same the following two (2) courses and distances: (1) South 75 degrees 43 minutes west a distance of 88.58 feet to a point at the beginning of a curve to the right; (2) along said curve having a radius of 1,233.36 feet an arc length of 151.42 feet and a chord which bears South 78 degrees 13 minutes West a chord length of 151.32 feet to the point of beginning. Containing 3.42 acres, of which 0.14 acres is roadway right of way leaving a usable area of 3.28 acres.

BEING THE SAME PREMISES which Melissa L. Hunter, by Deed dated November 20, 2017 and recorded on November 29, 2017, in the Lycoming County Recorder of Deeds Office at Deed Book Volume 9148 at Page 2925, Instrument No. 201700014986, granted and conveyed unto Marcus Montoya and Kari Montoya, As Tenants by the Entirety

Being Known as 1490 Fox Hollow Road, Williamsport, PA 17701

Parcel I.D. No. 43-0140010000000

PROPERTY ADDRESS: 1490 FOX HOLLOW ROAD, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 43-014-100

Seized and taken into execution to be sold as the property of KARI MONTOYA, MARCUS MONTOYA in suit of LAKEVIEW LOAN SERVICING 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:
HLADIK, ONORATO, & FEDERMAN, LLP
NORTH WALES, PA

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

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