SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-01009

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.

Docket No. CV24-01009; Municipal Lien Claim No. 24-90061

Tax Parcel #44-316.1-239

150 Lakeside Drive, Lot 39, Muncy Valley, Lycoming County, Pennsylvania

ALL that certain lot, piece, or parcel of land situate in the Township of Penn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at an iron pin corner in the centerline of a fifty (50) foot public road designated as Lakeside Drive, said point being the southwest corner of Lot No. 31, the northwest corner of this lot and in the easterly line of Lot No. 32.
Thence along the center line of said Lakeview Drive and along the easterly line of a portion of said Lot No. 32 and a portion of Lot No. 35, the following three (3) courses and distances:
1. South twenty-five (25) degrees twenty (20) minutes forty (40) seconds West one hundred twelve and seventeen hundredths (112.17) feet;
2. South eighteen (18) degrees thirty-eight (38) minutes zero (00) seconds West one hundred fifteen and thirty-nine hundredths (115.39) feet;
3. South nineteen (19) degrees eight (08) minutes zero (00) seconds West ninety-three and eighty-seven hundredths (93.87) feet to the northwest corner of Lot No. 38;
Thence leaving said public road and along the northerly line of said Lot No. 38, the following two (2) courses and distances:
1. South seventy-three (73) degrees thirty-six (36) minutes twenty (20) seconds East (erroneously referred to as West in prior Deeds) one hundred fourteen and ninety hundredths (114.90) feet;
2. South seventy-four (74) degrees forty-nine (49) minutes twenty (20) seconds East (erroneously referred to as West in prior Deeds) forty (40) feet to a corner common to Lots No. 38, 39, 41 and 40;
Thence along the easterly line of Lot No. 41 North twenty (20) degrees zero (00) minutes zero (00) seconds East two hundred ninety-six and forty-three hundredths (296.43) feet to a corner in the southerly line of Lot No. 31;
Thence along the southerly line of a portion of said Lot No. 31 North sixty-four (64) degrees thirty-nine (39) minutes twenty (20) seconds West one hundred forty eight and nine tenths (148.9) (erroneously referred to as 290.34 feet in prior Deed) feet to a corner in the center line of Lakeside Drive and the easterly line of Lot No. 32, the place of beginning.
CONTAINING one and one hundred three thousandths (1.103) acres and being Lot No. 39 of Beaver Lake Forest, Inc. Subdivision as prepared by L. Wayne Laidacker P.L.S. dated May 10, 1985, and revised on November 29,1989, March 19,1990, and April 6, 1990 and recorded on May 10, 1990 in Lycoming County Record Book 1543, page 28 and Lycoming County Map Book 49, page 232.
UNDER AND SUBJECT, however, to all restrictions, reservations, covenants and conditions contained in prior instruments in the chain of title, including but not limited to the Building Restrictions and Covenants for Beaver Lake Forest, Inc. Subdivision of Penn Township, Lycoming County, Pennsylvania, dated

PROPERTY ADDRESS: 150 LAKESIDE DRIVE LOT 39, MUNCY VALLEY, PA 17758

UPI / TAX PARCEL NUMBER: 44-316.1-239

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of JAMES MOYER, III, TRACEY MOYER in suit of LYCOMING COUNTY WATER AND SEWER 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, 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:
MCCORMICK LAW FIRM
WILLIAMSPORT, PA 570-326-5131

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.