

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-00056

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 Michael Ross Event Center, located in the Trade & Transit Centre II, 3rd Floor, 144 W. 3rd 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.

Parcel No. 35-004-204

Property located at: 79 Montgomery Street, Montgomery, Pennsylvania, 17752:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Montgomery, County of Lycoming, Commonwealth of Pennsylvania, being known as 79 Montgomery Street, Montgomery, PA, bounded and described as follows:

BEGINNING at an existing iron rail on the southern line of Montgomery Street, said beginning point being at the northeastern corner of land now or formerly of Consolidated Rail Corporation; thence from the said place of beginning and along the southern line of said Montgomery Street, by the four (4) following courses and distances: (1) North fifty-four (54) degrees eighteen (18) minutes east, two hundred eight (208) feet to an existing iron pin; (2) north fifty-four (54) degrees twelve (12) minutes east, five hundred forty-nine and sixty hundredths (549.60) feet to an iron pin; (3) by a curve to the left, having a radius of three hundred sixty-one and forty hundredths (361.40) feet, an arc distance of thirty-six and forty-one hundredths (36.41) feet to an iron pin; and (4) ,north forty-eight (48) degrees twenty-six (26) minutes east, ninety and sixty hundredths (90.60) feet to an existing iron pin; thence along the western line of land now or formerly of Herman Rynveld and Sons, Corp., south thirty-four (34) degrees twenty-eight (28) minutes east, two hundred thirty-eight (238) feet to an existing iron pin, on the northern right-of-way line now or formerly of Consolidated Rail Corporation; thence along the northern right-of-way line now or formerly. of said Consolidated Rail Corporation, by the two (2) following courses and distances: (1) South sixty-six (66) degrees twenty-two (22) minutes west, seventy-eight (78) feet to a point; and (2) by a curve to the left, having a radius of seven thousand six hundred thirty-nine and forty-nine hundredths (7,639.49) feet, an arc distance of six hundred twenty-two and ninety hundredths (622.90) feet to a point; thence along the lines of land now or formerly of Frederick E. and Virginia W. Pfeiffer, by the three (3) following courses and distances: (1) North twenty-five (25) degrees forty-two (42) minutes west, seventy-three (73) feet to an existing iron pin; (2) south fifty-six (56) degrees forty-eight (48) minutes west, ninety-five (95) feet to an existing iron pin; (3) south twenty-five (25) degrees forty-two (42) minutes east, sixty-four (64) feet to a point on the northern right-of-way line now or formerly of said Consolidated Rail Corporation; thence along the northern right-of-way line now or formerly of said Consolidated Rail Corporation, by a curve to the left, having a radius of seven thousand six hundred thirty-nine and forty-nine hundredths (7,639.49) feet, an arc distance of ninety-seven and seventy-five hundredths (97.75) feet to a point; thence along the eastern line of land now or formerly of Consolidated Rail Corporation, north thirty,;. five {35} degrees forty-two (42

PROPERTY ADDRESS: 79 MONTGOMERY STREET, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 35-004-204

Seized and taken into execution to be sold as the property of BRIAN T SNYDER in suit of WEST BRANCH REGIONAL 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, R. Mark Lusk, 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

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania