

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 23-00050

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.

Parcel No. 40-394.1-165.B

Property located at: 815 Route 442 Hwy, Muncy, Pennsylvania, 17756:

ALL those certain pieces, parcels and lots of land situated in the Township of Muncy Creek, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 2: BEGINNING at a point in the center line of existing Traffic Route 442 leading from Hughesville to Clarkstown where it intersects the center line of abandoned old Traffic Route 442; thence along the center line of said abandoned road, North 87 degrees 29 minutes West, 246.00 feet to an iron pin; thence by the same, South 88 degrees 45 minutes West, 282.15 feet to an iron pin; thence along the line of lands now or formerly of R. Collier, South 22 degrees 15 minutes West, 100 feet, more or less, to a point in the center line of existing Traffic Route 442; thence along the center line of existing Traffic Route 442, North 80 degrees 10 minutes East, 625 feet, more or less, to the place of BEGINNING.

ON WHICH is erected a mobile home.

THESE premises are conveyed under and subject to any and all restrictions, reservations, except exceptions and easements of record.

THESE premises are conveyed under and subject to the following covenants and restrictions which shall form part of the consideration and run with the title to the land:

1. Appearance: Grantee shall install skirting around the base of any mobile home situated on the premises. Grantee shall keep the premises neat and the lawn mowed. Grantee shall not permit junk cars to be kept on the premises.
2. Livestock and Poultry: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

FOR IDENTIFICATION PURPOSES ONLY, being known as Real Estate Tax Parcel Number 40-394.1-165.B in the Office of the Lycoming County Tax Assessor, and having a physical address of 815 State Route 442 Highway, Muncy, PA 17756.

THE ABOVE-DESCRIBED PARCEL NO. 2 BEING the same premises which

L. Eugene Pauling, Sheriff of the County of Lycoming in the State of Pennsylvania, by Sheriffs Deed dated February 25, 1980 and recorded on February 25, 1980 in the Office for the Recording of Deeds in and for Lycoming County, Pennsylvania, in Deed Book 934, Page 170, granted and conveyed unto A. W. Hull and Virginia A. Hull, his wife.

PROPERTY ADDRESS: 815 ROUTE 442 HIGHWAY, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 40-394.1-165.B

Seized and taken into execution to be sold as the property of CAROL A KAZLAUSKAS 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 570-326-5131

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania