

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 22-00952

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:

**FRIDAY, NOVEMBER 01, 2024**  
**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 piece, parcel and lot of land situate in the Township of Upper Fairfield, County of Lycoming and Commonwealth of Pennsylvania, bounded and described according to a survey made by Leigh H. Heiman, R.E., dated April 21, 1981, as follows:

BEGINNING at a point in the center of Township Route T-623 opposite an iron pin, said point being approximately one and eighteen hundredths (1.18) mile easterly from State Highway Route 87 as measured along Route T-623, and being the northwest corner property now or formerly of Joseph Keppick; thence north six (06) degrees fifty (50) minutes east through said iron pin and along property now or formerly of John J. Belzer, a distance of one hundred thirty-six and eighty-three hundredths (136.83) feet to a pipe; thence north seventy-eight (78) degrees five (05) minutes west along same, a distance of seven hundred eighty (780) feet to an iron pin; thence north nine (09) degrees fifteen (15) minutes east along the property line now or formerly of William F. Miller, a distance of six hundred seventy (670) feet to an iron pin and stones; thence south seventy-two (72) degrees forty-five (45) minutes east along same, a distance of three hundred sixty-three (363) feet to an iron pin and post; thence north thirteen (13) degrees thirty-five (35) minutes east along same, a distance of five hundred ninety-four (594) feet to an iron pin; thence north seventy-six (76) degrees forty (40) minutes east along an old wire fence and property now or formerly of Henry Thomas, a distance of nine hundred twenty-seven and fifty-six hundredths (927.56) feet to an iron pin, witnessed; thence south eleven (11) degrees three (03) minutes east along other property now or formerly of Robert H. Olmstead, a distance of nine hundred forty-seven and eighty-six hundredths (947.86) feet to an iron pin at the edge of Route T-623, at a sharp curve; thence south eighty-one (81) degrees twenty-five (25) minutes east along the center of Route T-623, a distance of six hundred (600) feet to an iron pin at a curve; thence south thirty-six (36) degrees zero (00) minutes east along same, a distance of two hundred thirty-two (232) feet to a point in said road, said road being twenty-four (24) feet north of an iron pin on the south bank; thence south ten (10) degrees zero (00) minutes west along, the property now or formerly of Dwight L. Hermann, a distance of one thousand four hundred eighty-three (1,483) feet to an iron pin and stones; thence north eighty-three (83) degrees fifteen (15) minutes west along the properties now or formerly of Kathryn Brownell and John J. Belzer, a distance of one thousand one hundred two and ninety-three hundredths (1,102.93) feet to an iron pin; thence north seven (07) degrees twenty-two (22) minutes twenty-eight (28) seconds east along property now or formerly of Joseph D. Keppick, a distance of one thousand two hundred nineteen and fifty-seven hundredths (1,219.57) feet through an iron pin to the center of Route

PROPERTY ADDRESS: 1345 TALLMAN HOLLOW ROAD, MONTOURSVILLE, PA 17754

UPI / TAX PARCEL NUMBER: 56-311-103.B

Seized and taken into execution to be sold as the property of **ROBERT S SCHNARS, LEEANN M SICKELS** in suit of **WOODLANDS BANK**.

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**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:**  
MCNERNEY, PAGE, VANDERLIN & HALL

**R. MARK LUSK, Sheriff**  
LYCOMING COUNTY, Pennsylvania