

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 18-1420

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, FEBRUARY 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.

Municipally known as: 2882 South Reach Road, Williamsport, Pennsylvania 17701

ALL certain piece, parcel and lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Larson & McEwen Engineering Company, Inc., dated May 31, 1962, follows, to-wit:

BEGNNNG at an iron pin, said iron pin being North twenty-four (24) degrees (14) minutes (20) seconds East sixty-five and forty-one hundredths (65.41) feet from a concrete monument from the flood control levee known as Station No. 69 plus 00; thence North eighty-seven (87) degrees fifty-five (55) minutes fifty-eight (58) seconds West four hundred sixteen and fifty-seven hundredths (416.57) feet to iron pin; thence North two (2) degrees fifty-two (52) minutes forty-eight (48) seconds East forty-seven and forty-two hundredths (47.42) feet to an iron pin; thence North seventy-five (75) degrees twenty-two (22) minutes sixteen (16) seconds East three hundred sixty-three and twenty hundredths (363.20) feet along the Southern line of Reach Road to an iron pin; thence South twenty-two (22) degrees four (4) minutes twelve (12) seconds East one hundred sixty-six and fifty-one hundredths (166.51) feet to an iron pin, the point and place of beginning. Containing 0.196 acres.

This conveyance is subject to reservations and exceptions in the former chain of
Said premises also being more particularly bounded and described as follows:

ALL that certain piece, and lot of land situate in the Eleventh Ward of the City of Williamsport, County of Lycoming Commonwealth of Pennsylvania, bounded and described in accordance with a survey dated February 5, 2000, by Ted Franklin, P.L.S., of Trout Run, Pennsylvania, being as shown on accompanying Survey Map No, 71-10-807A FRS, which is a permanent part of this description and is to recorded herewith;

BEGINNING a placed iron pin on the Southern edge of Reach Road, having a thirty-three (33) foot right-of-way, being common corner with land of Michael G. Lance, Deed Book 1147, page 197; thence leaving said road with the line of said Lance, South nine (9) degrees twenty-seven (27) minutes twenty-five (25) seconds East for one hundred sixty-six and twenty-one (166.21) feet to a placed iron pin in a line of a flood control levee; thence with line of said tract and through a point on line, North seventy-five (75) degrees nineteen (19) minutes four (4) seconds West for four hundred sixteen and fifty-seven hundredths (416.57) feet to a placed iron pin, said placed iron pin being one hundred twenty-three and twenty-three hundredths (123.23) feet from said above referenced point on line; thence with the line of said tract, North fifteen (15) degrees thirty (30) minutes thirty-two (32) seconds East for forty-seven and forty-two hundredths (47.42) feet to a found iron pin in the Southern edge of Reach Road; thence with the Southern line of said Road, North eighty-eigh

PROPERTY ADDRESS: 2882 SOUTH REACH ROAD, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 71-010-807.A

Seized and taken into execution to be sold as the property of ALDEN H SEITZER in suit of THE NORTHUMBERLAND NATION BANK.

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:
WIEST, MUOLO, NOON, SWINEHART & BATHGATE
SUNBURY, PA 570-286-7777

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania