

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 24-00916

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, AUGUST 01, 2025  
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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361 Haleeka Road, Cogan Station, PA

ALL that certain piece, parcel or lot of land situate in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin one hundred forty-five (145) feet east of Lycoming Creek on the eastern line of private road of former grantors; thence along said private road south forty-five (45) degrees west, four hundred (400) feet to an iron pin; thence by other land of former grantors, south sixty (60) degrees east, three hundred forty (340) feet to an iron pin; thence by other land of former grantors, north forty (40) degrees east, four hundred thirty (430) feet to an iron pin, corner of land now or formerly of the Elmira and Williamsport Railroad; thence along land now or formerly of said Railroad, north two (2) degrees east, ninety (90) feet to an iron pin; thence along road leading from Route 15 towards Lycoming Creek, north eighty-five (85) degrees west two hundred eighty-five (285) feet to an iron pin, the point of beginning. Containing two (2) acres and one hundred thirty-eight (138) perches, more or less.

BEING the same premises granted and conveyed unto Road Knights Motorcycle Club, Inc., a Pennsylvania non-profit corporation, by Deed of Susquehanna Bank PA, successor to Williamsport National Bank, dated and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Tax Parcel No. 15-4-100 in the Office of the Lycoming County Tax Assessor.

365 Haleeka Road, Cogan Station, PA

ALL that certain piece, parcel and lot of land situate, lying and being in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by David F. Vassallo, Registered Surveyor, dated July 26, 1968, as follows, to-wit:

BEGINNING at an iron pin on the western line of a twenty (20) foot dirt road, said beginning point being south forty-five (45) degrees no (00) minutes west, one hundred fifty and no hundredths (150.00) feet from an old iron pipe at the southeastern corner of land now or formerly of Eugene Fuller; thence from the said place of beginning and continuing along the western line of said dirt road, south forty-five (45) degrees no (00) minutes west, one hundred and no hundredths (100.00) feet to an iron pin; thence along the northern line of land now or formerly of Mathias C. Bixler and Mary W. Bixler, north sixty-six (66) degrees no (00) minutes west, one hundred twenty-five and no hundredths (125.00) feet, more or less, to a point on the eastern bank of Lycoming Creek; thence along the eastern line of said Creek, north forty-five

(45) degrees no (00) minutes east, one hundred and no hundredths (100.00) feet to a point; thence along the southern line of land now or formerly of Donald L. and Joan L. Fischer and Herman W. and Marion Fischer, south sixty-six (66) degrees no (00) minutes east, one hundred twenty-five and no hundredths (125.00) feet, more or less, to the place of beginning.

UNDER AND SUBJECT to the restrictions and reservations contained in Deed of Edna A. Stopper, et vir., to Mary W.

Bixler, said Deed dated June 1, 1954 and recorded in Lycoming County Deed Book 398, Page 269.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the Township of Hepburn, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, twenty-five (25) feet south of an iron rail in the southern line of land now or formerly of George C. Balzer, et ux.; thence north eighty-five (85) degrees west over an iron pin one hundred twenty-five (125) feet, more or less, to Lycoming Creek; thence down Lycoming Creek on the

eastern bank south forty-five (45) degrees west, one hundred (100) feet; thence south sixty-six (66) degrees east over an iron pin, one hundred twenty-five (125) feet, more or less, to an iron pin; thence north forty-five (45) degrees east, one hundred fifty (150) feet to a point of beginning. Containing fifty- six and one-fourth (56 ¼) perches, more or less.

ALL UNDER AND SUBJECT to the conditions, covenants and restrictions as contained in prior Deeds and documents in the chain of title.

AND the above two (2) pieces, parcels and lots of land being more particularly described in accordance to a survey prepared by William C. Hilling, P.L.S., dated October 1, 2001, based on magnetic bearings, and recorded in Lycoming County Record Book 4048, Page 77, and Map Book 57, Page 564, bounded and described as follows:

PROPERTY ADDRESS: 361-365 HALEEKA ROAD, COGAN STATION, PA 17728

UPI / TAX PARCEL NUMBER: 15-4-100/15-4-103

Seized and taken into execution to be sold as the property of ROAD KNIGHTS MOTORCYCLE CLUB, INC in suit of CITIZENS & NORTHERN 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:**  
GINN & VICKERY, P.C.  
WELLSBORO, PA 570-724-6600

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