SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 26-00620

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 05, 2027
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.

ALL those certain pieces, parcels or lots of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1

BEGINNING at a stone in the northern side of the road leading from Pennsdale to White Church at the point of its intersection with the road leading from Pennsdale to Halls Station, said point also being the southeastern corner of Parcel No. 2 herein described; thence north eight (08) degrees east three hundred ten and two tenths (310.2) feet to a point; thence south eighty-two (82) degrees east to a point of intersection with the westerly line of land now or formerly of Henry T. Young and Hany P. Young; thence along said line south three (03) degrees fifteen (15) minutes west to a point in the line of the road leading from Halls Station to Pennsdale; thence along the same south fifty-five (55) degrees west, seventy-six (76) feet to the point and place of beginning.

PARCEL NO. 2

BEGINNING at a stone corner of land now or formerly of Charles L. Warner on the north side of road leading from Halls Station to Pennsdale; thence by the same north seven and one-fourth (7 1/4) degrees east, three hundred ten (310) feet; thence by land now or formerly of Thomas P. Warner, north eighty-two and three fourths (82-3/4) degrees west, seventy-nine and eight tenths (79.8) feet; thence by land now or formerly Henry E. Warner, south seven and one-fourth (7-1/4) degrees west, three hundred ten (310) feet; thence by the north side of the aforesaid road, south eighty-two and three-fourths (82-3/4) degrees east, seventy-nine and eight tenths (79.8) feet to the place of beginning.

PARCEL NO. 3

ALL that certain piece, parcel and lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the north side of the public road leading from Sunderland’s Mill to Pennsdale; thence by said road, north eighty-two (82) degrees west, eighty (80) feet to a point; thence by land now or formerly of Henry E. Warner, north eight (08) degrees east, three hundred ten (310) feet to a point; thence south eighty-two (82) degrees east, eighty (80) feet to a point; thence by land now or formerly of Sarah Wendal Hall, south eighty (80) degrees west, three hundred ten (310) feet to the place of beginning.

PARCEL NO. 4

ALL that certain piece, parcel and lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northeast comer of other land now or formerly of the Muncy Township Volunteer Fire Company, said point being located north five (05) degrees twenty-one (21) minutes thirty (30) seconds east, two hundred sixty-four and eighty hundredths (264.80) feet from the intersection of the division line between land now or formerly of Redland Prismo and land of Muncy Township Volunteer Fire Company with the northern right of way line (sixteen and five tenths (16.5) feet from center line) of Pennsylvania Legislative Route 40158; thence from said place of beginning and along the northern line of other land now or formerly of Muncy Township Volunteer Fire Company, north eighty (80) degrees fifty-two (52) minutes zero (00) seconds west, one hundred eighty-nine and forty hundredths (189.40) feet to an iron bar; thence along and through land now or formerly of Redland Prismo by the three (03) following courses and distances; (1) north nine (09) degrees twenty-three (23) minutes zero (00) seconds east, twenty and no hundredths (20.0) feet to an iron pin; (2) south eighty (80) degrees fifty-two (52) minutes zero (00) seconds east, one hundred eighty-seven and ninety-nine hundredths (187.99) feet to a spike; (3) south five (05) degrees twenty-one (21) minutes thirty (30) seconds west, twenty and four hundredths (20.04) feet to the point and place of beginning.

BEING the same premises conveyed unto Arbeit, LLC, by Deed of James P. Huffman, single, being recorded simultaneously herewith.

EXCEPTING AND RESERVING that 2,436 square feet to Lycoming County Water & Sewer Authority by Deed dated May 4, 2006 and recorded February 22, 2008 to Lycoming County Record Book 6260, Page 115.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #41-001-305, on the Maps in the Office of the Lycoming County Tax Assessor.

THE ABOVE DESCRIBED premises is more fully described by survey prepared by Daniel A. Vassallo, dated December 15, 1997 as follows, to-wit:

Beginning at an Iron Pin, at the intersection of the Northwestern line of Village Road, also known as Township Road No. 854, the Northern line of Pond Road, also known as Township Road No. 858, and the Southeastern corner of the Parcel herein described. Thence from said Place of Beginning and along the Northern line of said Pond Road, North 74 Degrees 46 Minutes 00 Seconds West – 159.80 feet, to an Existing Iron Pin, on the Northern line of said Pond Road, at the intersection of the Southeastern corner of land now or formerly of James B. Jr. & Dorothy J. Parsons, known as Tax Parcel No. 41-001-303, and the Southwestern corner of the Parcel herein described. Thence along the Eastern line of land now or formerly of said Parsons, North 15 Degrees 14

(c) CountySuite Sheriff, Teleosoft, Inc.

Minutes 00 Seconds East – 310.08 feet, to an Existing Flat Iron, at the intersection of the Northeastern corner of land now or formerly of said Parsons, a Southeastern corner of land now or formerly of Linear Dynamics Inc., known as Tax Parcel No. 41-001-306, and the Western line of the Parcel herein described. Thence along the lands now or formerly of said Linear Dynamics Inc., by the Four (4) following courses and distances. First: North 15 Degrees 14 Minutes 00 Seconds East – 19.92 feet, to an Iron Pin. Second: South 74 Degrees 58 Minutes 00 Seconds East – 188.06 feet, to an Existing Railroad Spike. Third: South 11 Degrees 15 Minutes 30 Seconds West – 20.04 feet, to an Existing Railroad Spike. Fourth: South 09 Degrees 30 Minutes 00 Seconds West – 260.09 feet, to an Iron Pin, on the Northwestern line of the aforesaid Village Road, at the intersection of the Southwestern corner of land now or formerly of said Linear Dynamic Inc., and an Eastern corner of the Parcel herein described. Thence along the Northwestern line of said Village Road, South 62 Degrees 14 Minutes 00 Seconds West – 76.07 feet, to an Iron Pin, the said Place of Beginning.

PROPERTY ADDRESS: 349 VILLAGE ROAD, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 41-001-305

Seized and taken into execution to be sold as the property of ARBEIT, LLC in suit of WOODLANDS 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, Eric Spiegel, 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
WILLIAMSPORT, PA

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

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