SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00548

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, NOVEMBER 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.

ALL that certain piece or parcel of land situate in the Township of Brady, County of Lycoming, Commonwealth of Pennsylvania, bounded and described as follows to wit:

Parcel No.: 04-3910019900000-

BEING known and numbered as: 37 Edna Lane, Montgomery, PA 17752

Being the same property conveyed to Dwayne E. Miller and Cathy Y. Crist who acquired title, with rights of survivorship, by virtue of a deed from Harold E. Fisher and Norma F. Fisher, husband and wife, dated October 29, 2004, recorded October 29, 2004, as Instrument Number 200400019673, and recorded in Book 5132, Page 188, Office of the Recorder of Deeds, Lycoming County, Pennsylvania

PROPERTY ADDRESS: 37 EDNA LANE, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 04-391-199

Seized and taken into execution to be sold as the property of DWAYNE MILLER, CATHY Y MILLER in suit of WELLS FARGO BANK, N.A..

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:
MDK LEGAL
COLUMBUS, OH 614-220-5611

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.