

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01751

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 07, 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.

JOURNEY BANK F/K/A THE MUNCY BANK AND TRUST CO.,

vs.

MELISSA S. CAMPBELL AND SUSQUEHANNA COMMUNITY BANK

PROPERTY ADDRESSES: 141 Confair Pkwy, Montoursville, PA 17754

UPI/TAX PARCEL NUMBER(S): 12-002-311

DOCKET NUMBER: 25-01751

ALL that certain piece, parcel, and lot of land situate in the Township of Fairfield, County of Lycoming and Commonwealth of Pennsylvania, and being part of Block B, Bella Vista Village, dated September 18, 1956, and recorded in the Office of the Recorder of Deeds of Lycoming County, Pennsylvania, in Deed Book 395, Page 427, and being more particularly bounded and described as follows:

BEGINNING at a point in the South line of Confair Parkway (50 feet wide), said point being at the intersection of the northern line of Confair Parkway with the centerline of a 20 foot pedestrian walk, said pedestrian walk being located between Lots No. 9 and No. 10 in Block B and being 615.2 feet West of the intersection of the southern line of Confair Parkway with the western line of Bella Vista Road as measured along the southern line of Confair Parkway; thence along the centerline of the said pedestrian walk South 38 degrees 4 minutes 10 seconds West 155 feet to a point; thence South 51 degrees 55 minutes 50 seconds East 90 feet to an iron pin at the southwestern corner of said Lot No. 11 in Block B; thence along the western line of said Lot No. 11 in Block B, North 38 degrees 4 minutes 10 seconds East 155 feet to an iron pin in the southern line of Confair Parkway; thence along the southern line of Confair Parkway North 51 degrees 55 minutes 50 seconds West 90 feet to the place of beginning. (For identification purposes only, this lot is known on the aforementioned plan as Lot No. 10 in Block B together with the eastern 10 feet of the pedestrian walk which is adjacent thereto on the West.)

Rieders, Travis, Dohrmann, Mowrey, Humphrey & Waters

By: Clifford A. Rieders, Esq.

Sean P. Gingerich, Esq.

161 W. Third Street

Williamsport, PA 17701

PROPERTY ADDRESS: 141 CONFAIR PARKWAY, MONTOURSVILLE, PA 17754

UPI / TAX PARCEL NUMBER: 12-002-311

Seized and taken into execution to be sold as the property of MELISSA S CAMPBELL, SUSQUEHANNA COMMUNITY BANK in suit of JOURNEY BANK F/K/A THE MUNCY BANK AND TRUST COMPANY.

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:

RIEDERS, TRAVIS, DOHRMANN, MOWREY, HUMPHREY & WATERS
WILLIAMSPORT, PA 570-323-8711

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania