

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 26-00260

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.

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

vs.

PRCM HOLDINGS, LLC, AND GERARD W. LARIVIERE II AND CRAIG S. MILLER D/B/A PRCM HOLDINGS, LLC

PROPERTY ADDRESSES: 135 West Third Street, Williamsport, Pennsylvania 17701

UPI/TAX PARCEL NUMBER(S): 63-002-600

DOCKET NUMBER: 26-00260

Property Address: 135 West Third Street, Williamsport, PA 17701

ALL that certain piece, parcel or lot of land situate in the Third Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the southwest corner of Laurel Street (formerly called Pine Alley) and West Third Street, twenty-two (22) feet, more or less, to the line of the lot now or formerly of Emmanuel Andrews; thence on the line of the said lot now or formerly of Emmanuel Andrews, southerly eighty-nine (89) feet, more or less, to the south side of the south wall of a four story brick, store building; thence east along the south side of said wall twenty-two (22) feet, more or less, to the west side of Laurel Street eighty-nine (89) feet to the south line of said West Third Street at the corner, the place of beginning. Upon which is erected a four-story brick store building.

BEING the same premises conveyed to PRCM Holdings, LLC, a Pennsylvania limited liability company, by Deed from Temple Bar LLC, a Pennsylvania limited liability company, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 63-002-600 in the Office of the Lycoming County Tax Assessor.

Rieders, Travis, Dohrmann, Mowrey, Humphrey & Waters

By: Clifford A. Rieders, Esq.

Sean P. Gingerich, Esq.

161 W. Third Street

Williamsport, PA 17701

PROPERTY ADDRESS: 135 WEST THIRD STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 63-002-600

**Seized and taken into execution to be sold as the property of PRCM HOLDINGS, LLC, GERARD W LARIVIERE, II, CRAIG S MILLER in suit of JOURNEY BANK F/K/A THE MUNCY BANK AND TRUST COMPANY.**

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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, 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**