

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 26-00259

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.

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

PROPERTY ADDRESSES: 1091 – 1093 – 1095 Broad Street, Montoursville, Pennsylvania 17754

UPI/TAX PARCEL NUMBER(S): 34-006-122 and 34-006-125

DOCKET NUMBER: 26-00259

ALL those certain parcels or lots of land situate in the East Lawn Development, Borough of Montoursville, County of Lycoming and Commonwealth of Pennsylvania and more particularly known as Lots 20, 21, 22, 23, 24 and part of 25 on the plot or plan of East Lawn Development recorded in the Office for the Recording of deeds of Lycoming County in Deed Book 279, at Page 458, more specifically bounded and described as follows:

Lot No. 20

BEGINNING at the intersection of the north line of Broad Street with the west line of Willow Street; thence westerly along the north line of Broad Street, fifty (50) feet to the east line of Lot 21 on said Plan of East Lawn; thence northerly along the east line of Lot 21, one hundred seventy-five (175) feet to the south line of the first alley north of Broad Street; thence easterly along the south line of Willow Street, one hundred seventy-five (175) feet to the north line of Broad Street and the place of beginning. Being Lot No. 20 on the Plan of East Lawn Addition to the Borough of Montoursville.

Lots No. 21 and 22

BEGINNING at a point on the north line of Broad Street fifty (50) feet west of the intersection of the north line of Broad Street with the west line of Willow Street, at the west line of Lot No. 20 on said plan; thence northerly along the west line of Lot No. 20 on a line parallel with the west line of Willow Street, one hundred seventy-five (175) feet to the south line of the first alley north of Broad Street; thence westerly along the south line of said alley, one hundred and six tenths (100.6) feet to the east line of Lot No. 23 on said plan; thence southerly along the east line of Lot No. 23 on a line parallel with the west line of Willow Street, one hundred seventy-five (175) feet to the north line of Broad Street; and thence easterly along the north line of Broad Street, one hundred (100) feet to the point and place of beginning. Being Lots No. 21 and 22 on the Plan of East Lawn Addition to the Borough of Montoursville.

Lots No. 23, 24, and 25

BEGINNING at the southwest corner of Lot No. 22; thence in a northerly direction along the western side of Lot 22, one hundred seventy-five (175) feet to a point in the south side of an unnamed alley, said point being the northwest corner of Lot No. 22 and being marked by a wooden stake; thence in a western direction along the south side of said alley, one hundred ninety-three and two tenths (193.2) feet to a point marked by a wooden stake, said point being the point of intersection of the south side of said alley with the eastern boundary of lands, now or formerly of John Converse; thence in a southerly direction along the eastern line of lands now or formerly of John Converse; one hundred eighty and three-tenths (180.3) feet to a wooden stake and the north side of East Broad Street; thence in an easterly direction along the north side of East Broad Street a distance of one hundred fifty (150) feet to a wooden

stake, the point and place of beginning. Being Lots No. 23, 24, and 25 on the Plan of East Lawn Addition to the Borough of Montoursville.

EXCEPTING AND RESERVING from Lot No. 25 a triangular portion of land which was conveyed unto Susquehanna Valley Corporation, by Celia R. Birchard, Widow, by deed dated April 15, 1975 and recorded in Lycoming County Deed Book 723, Page 263, and as shown on Lycoming County Map Book 36, Page 172.

The above conveyances are made subject to the restrictions and conditions which are found in the chain of title.

Pursuant to Praecepto to Enter Default Judgment entered to CV 2017-001298-CV, the fourth restrictive covenant on the deeds in the chain of title, dated May 2, 1945, recorded May 10, 1945 in Book 335, Page 557, and June 1, 1945, recorded July 7, 1945 in Book 334, Page 521, was extinguished to permit the premises to be utilized for the commercial purpose of a professional office building.

BEING the same premises conveyed to PRCM Holdings, LLC by Deed of Lycoming Physical Therapy, LLC, dated November 17, 2020 and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 34-006-122 and 34-006-125 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: 1091, 1093-1095 BROAD STREET, MONTOURSVILLE, PA 17754

UPI / TAX PARCEL NUMBER: 34-006-122

Seized and taken into execution to be sold as the property of PRCM HOLDINGS, LLC, CRAIG S MILLER, GERALD W LARIVIERE 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