

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 26-00196

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.

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

vs.

CURTIS L. HAMPTON AND KRISTIN MARIE HAMPTON

PROPERTY ADDRESSES: 2444 Warrensville Road, Montoursville, PA 17754

UPI/TAX PARCEL NUMBER(S): 26-331-218.07

DOCKET NUMBER: 26-00196

ALL that certain piece, parcel, and lot of land situate in the Loyalsock Township, County of Lycoming, and Commonwealth of Pennsylvania, Lot number 7, of the sub-division, recorded in Lycoming County, Map Book 61 Page 102, bounded and described as follows:

BEGINNING at a Point, at the intersection of the center of a 50 Foot Private Road, known as Jamie Lane, the Northeastern line of land now or formerly of Tammi L. Worthington, known as Tax Parcel No. 26-331-218.03, the Western corner of Lot No. 6 of this Sub-Division on land now or formerly of Daniel C. Barry, known as Tax Parcel No. 26-331-218, and the Southern corner of the Parcel herein described, said Place of Beginning being the Two (2) following Courses and Distances, from a Point, at the intersection of the center of Warrensville Road, also known as Pa State Highway, State Rout No. 2039, the Western corner of a 50 Foot Private Road, known as Stephen Drive, and the Southern corner of land of Angelena M. McCloskey, known as Tax Parcel NO. 26-331-218.04. (1) North 53 Degrees 19 Minutes 00 Seconds East, 283.95 feet. (2) North 18 Degrees 41 Minutes 00 Seconds West, 259 feet; thence from the said place of beginning, and along the center of said Jamie Lane, and along the land now or formerly of said Tammi L. Worthington, and along other land now or formerly of Daniel C. Barry, known as Tax Parcel No. 26-331-218, and along land now or formerly of Robert A. & Joann H. Dawson, known as Tax Parcel No. 26-331-218.01, North 18 Degrees 41 Minutes 00 West, 316.02 feet, to an Existing Iron Pin, at the intersection of Northern corner of said Robert A. & Joann H. Dawson, and the Southeastern line of land now or formerly of Richard L. McKee, known as Tax Parcel No. 26-331-218-D. Thence along the Southeastern line of Richard L. McKee, North 54 Degrees 19 Minutes 00 Seconds East, passing through an Existing Iron Pin, at a Distance of 26.14 feet, for a Total Distance of 296.00 feet, to an Iron Pin, at the intersection of the Southeastern line of said Richard L. McKee, and a corner of the Residual Lot of this Sub-Division on land now or formerly of Daniel C. Barry. Thence along the Western line of said Residual Lot, South 18 Degrees 41 Minutes 00 Seconds East, 264.50 feet, to an Iron Pin, at the intersection of the Western line of said Residual Lot of this Sub-division, and the Northern corner of the aforesaid Lot No. 6 of this Sub-division. Thence along the Northwestern line of said Lot No. 6, South 45 Degrees 19 Minutes 00 Seconds West, passing through an Iron Pin, at a Distance of 287.12 feet, for a Total Distance of 314.94 feet, to a Point, in the center of the aforesaid Jamie Lane, the said Place of Beginning. Containing 1.8862 Acres.

UNDER AND SUBJECT to all covenants, easements, restrictions and rights-of-way found in the chain of title.

SUBJECT to the Northeastern one-half (1/2) of 50 Foot Private Road, known as Jamie Lane, as shown on an approved Sub-Division, recorded in Map Book 47, Page 467.

TOGETHER with the use of the Southwestern One-half (1/2) of a 50 Foot Private Road, known as Jamie Lane, as shown on an approved Sub-Division, recorded in Map Book 47, Page 467.

TOGETHER with the use of the 50 Foot Private Road, known as Stephen Drive, as shown on an approved Sub-division, recorded in Map Book 47, Page 467.

TOGETHER with an subject to a Right of Way and Maintenance Agreement dated November 8, 2013, between Richard L. McKee and Curtis L. Hampton and Kristin M. Hampton, formerly known as Kristin M. Umpstead, his wife, intended to be recorded herewith.

BEING the same premises granted and conveyed unto Curtis L. Hampton and Kristin M. Hampton, his wife, by Deed of Curtis L. Hampton and Kristin M. Hampton, formerly known as Kristin M. Umpstead, his wife, dated the 9th day of December, 2013, and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as part of the Tax Parcel No. 26-331-218.07 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: 2444 WARRENSVILLE ROAD, MONTOURSVILLE, PA 17754

UPI / TAX PARCEL NUMBER: 26-331-218.07

Seized and taken into execution to be sold as the property of CURTIS L HAMPTON, KRISTIN M HAMPTON 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