

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00252

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 07, 2025
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.

PROPERTY ADDRESSES: 437 Church Alley, Montoursville, PA 17754, 436 Broad Street, Montoursville, PA 17754 and 516 Vine Street, Montoursville, PA 17754.

UPI/TAX PARCEL NUMBER(S): 34-01-115 AND 34A-003-205

DOCKET NUMBER: 25-00252

Parcel Number 34-01-115

Assessed Addresses: 437 Church Alley and 436 Broad Street

ALL those two (2) certain pieces, parcels and lots of land situate in the Borough of Montoursville, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1

BEGINNING at a point in the southeasterly line of land now or formerly of Christine C. Hayes and the westerly line of land now or formerly of Madeline E. Whitelock; thence in a southerly direction along the western line of land now or formerly of said Madeline E. Whitelock, seventy (70) feet to the northerly line of an alley (known as Church Alley) running in an easterly and westerly direction and parallel with Broad Street; thence in a westerly direction along the northerly line of said alley, twenty-nine (29) feet, six (6) inches to a point; thence in a northerly direction and parallel with the western line of land now or formerly of said Madeline E. Whitelock, seventy (70) feet to the southerly line of land now or formerly of Christine C. Hayes; and thence in an easterly direction and in a line parallel with Broad Street, twenty-nine (29) feet, six (6) inches to the point and place of beginning.

BEING the same premises conveyed to Dean A. Reeder by deed from Christine C. Hayes and Michael J. Hayes, her husband, dated February 5, 2007, and recorded February 13, 2007, in Lycoming County Deed Book 5926, page 30.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS TAX PARCEL NO. 34-1-115 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

SUBJECT to any restrictions, easements, and/or adverbs that pertain to this property.

PARCEL NO. 2

BEGINNING at a point on the southerly line of Broad Street and on the westerly line of lot of land now or formerly of Madeline E. Whitelock, said point of beginning also being twenty (20) feet, six (6) inches west of the northwest corner of land now or formerly of Charles A. Konkle; thence in a southerly direction along the westerly line of land now or formerly of Madeline E. Whitelock, one hundred ten (110) feet to the northeasterly corner of land now or formerly of Clifford Casselberry; thence in a westerly direction along the same and in a line parallel with Broad Street, twenty-nine (29) feet, six (6) inches to a point; thence in a northerly direction and in a line parallel with the easterly line hereof, one hundred ten (110) feet to the southerly line of Broad Street; thence in an easterly direction along the southerly line of Broad Street, twenty-nine (29) feet, six (6) inches to the point and place of beginning.

BEING the same premises conveyed to Dean A. Reeder by deed from Christine C. Hayes and Michael J. Hayes, her husband, dated February 5, 2007, and recorded February 13, 2007, in Lycoming

PROPERTY ADDRESS: 516 VINE STREET, MONTOURSVILLE, PA 17754

UPI / TAX PARCEL NUMBER: 34-01-115, 34A-003-205

PROPERTY ADDRESS: 437 CHURCH ALLEY, MONTOURSVILLE, PA 17754

Seized and taken into execution to be sold as the property of DEAN A REEDER 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, R. Mark Lusk, 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

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania