SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00843

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 COMPANY

vs.

SUSQUEHANNA SMART FUEL, LLC, JOSHLAND COMPANY, LLC, AND JOSHUA D. LEIDHECKER D/B/A SUSQUEHANNA SMART FUEL, LLC, AND JOSHLAND COMPANY, LLC

PROPERTY ADDRESSES: 87 Quaker Church Rd., PA 17756

UPI/TAX PARCEL NUMBER(S): 41-001-308

DOCKET NUMBER: 25-00843

Parcel # 41-001-308

Assessed Address is 87 Quaker Church Road, Pennsdale, PA 17756

ALL that certain piece, parcel or lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows to-wit:

ON the North by lot of land now or formerly of Samuel Minier; On the East by the public Road leading from Pennsdale to Huntersville; On the South by land now or late of Willow Pewterbaugh; On the West by land now late of William Pewterbaugh. Containing 2 ½ acres, be the same more or less.

EXCEPTING AND RESERVING from the above-described property, ALL that certain piece, parcel and lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a stone on the western line of a public road leading from Pennsdale to Huntersville, said stone being in the southeast corner of land now or formerly of Eugene R. Rook; thence along the western line of the aforesaid public road South five (5) degrees zero (00) minutes East twenty (20) feet to a post; thence along other land now or formerly of Paul Bubb South eighty (80) degrees eleven (11) minutes West three hundred seven and sixty-seven one-hundredths (307.67) feet to a post, said post being the southwest corner of land now or formerly of Eugen R. Rook, aforesaid; thence along the southern line of land now or formerly of the said Eugene R. Rook, North seventy-six (76) degrees thirty (30) minutes East, three hundred ten (310) feet to the place of beginning. Being triangular in shape and containing 0.07 acres.

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

Rieders, Travis, Dohrmann, Mowrey, Humphrey, and Waters

(c) CountySuite Sheriff, Teleosoft, Inc.

By: Clifford A. Rieders, Esq.
Sean P. Gingerich, Esq.
161 W. Third Street
Williamsport, PA 17701

PROPERTY ADDRESS: C/O JOSHUA D LEIDHECKER, 87 QUAKER CHURCH ROAD, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 41-001-308

Seized and taken into execution to be sold as the property of JOSHUA LEIDHECKER, SUSQUEHANNA SMART FUEL, LLC, JOSHLAND COMPANY, LLC in suit of JOURNEY BANK.

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

(c) CountySuite Sheriff, Teleosoft, Inc.