SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01698

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.

GEORGEA A. THOMAS

PROPERTY ADDRESSES: 6143 Rose Valley Road, Trout Run, PA 17771

UPI/TAX PARCEL NUMBER(S): 14-249-100.04

DOCKET NUMBER: 25-01698

Assessed Address is 6143 Rose Valley Road, Trout Run, PA 17771

ALL THAT CERTAIN piece, parcel and lot of land situate in Gamble Township, Lycoming County, Pennsylvania, being situated along Legislative Route 41047 and being sub-divided from lands now or formerly of Daniel W. Easton as Lot No. 4, deed being recorded in the Office of the Recorder of Lycoming County in Deed Book 791 Page 146 and being more particularly described as follows:

BEGINNING at a found iron pipe common corner with land now or formerly of Sellers as found in Deed Book 498 Page 352; thence with the line of said tract, North fifty-five (55) degrees twenty-two (22) minutes thirty-five (35) seconds East, two hundred fifty-eight and forty-three hundredths (258.43) feet to a found iron pin common corner with aforesaid Sellers and common with Lot No. 4A of subdivision; thence with the line of said Lot No. 4A and through a referenced pin, South eighty-nine (89) degrees fifty-nine (59) minutes fifty-eight (58) seconds East, one hundred sixty-two and sixty-three hundredths (162.63) feet to a point in the center line of Legislative Route 41047 (proposed 50 foot right of way) and being thirty and sixty-two hundredths (30.62) feet from a reference pin; thence with the center line of said road, South two (2) degrees five (5) minutes forty (40) seconds East, t wo hundred three and nine hundredths (203.09) feet to a point in the center line of said road; thence with a center line curve to the left in said road, an arc distance of three hundred seven and twenty-eight (307.28) feet to a point in the enter line of said road and being on the northern edge of a private road (50 foot right of way) and being twenty-five (25) feet from a reference pin, said curve has a radius of six hundred sixty and eighty-nine hundredths (660.89) feet, an internal angle of twenty-six (26) degrees thirty-eight (38) minutes twenty-three (23) seconds, and a chord distance and chord bearing of three hundred four and fifty-two hundredths (304.52) feet at south twelve (12) degrees twenty-four (24) minutes fifty-two (52) seconds east; thence leaving said Legislative Route with the northern line of said private road and through said reference pin, south fifty-seven (57) degrees twenty-eight (28) minutes forty-six (46) seconds West, one hundred five and seventy-one hundredths (105.71) feet to a point on the northern edge of said private road; thence along the edge of said road with a curve to the right, an arc distance of one hundred sixty-eight and ten hundredths (168.10) feet to a point on the northern edge of said road, said curve has a radius of one hundred four (104) feet, an internal angle of ninety-two (92) degrees thirty-six (36) minutes thirty-seven (37) seconds and a chord distance and chord

(c) CountySuite Sheriff, Teleosoft, Inc.

PROPERTY ADDRESS: 6143 ROSE VALLEY ROAD, TROUT RUN, PA 17771

UPI / TAX PARCEL NUMBER: 14-249-100.04

Seized and taken into execution to be sold as the property of GEORGEA A THOMAS 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

(c) CountySuite Sheriff, Teleosoft, Inc.