

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01111

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.

JUDY L. SAIERS AND CONNIE L. FRYE

PROPERTY ADDRESSES: 600 Spruce Street, Williamsport, PA 17701

UPI/TAX PARCEL NUMBER(S): 73-001-227

DOCKET NUMBER: 25-01111

Parcel Number: 73-001-227

Assessed Address: 600 Spruce Street, Williamsport, PA 17701

ALL that certain piece, parcel and lot of land situate in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the northeast corner of Spruce Street and Erie Avenue; thence east along the north side of Erie Avenue, one hundred fifteen (115) feet, more or less, to the west side of an alley; thence by the same, north forty (40) feet; thence west in a line parallel with Erie Avenue, one hundred fifteen (115) feet, more or less, to the east side of Spruce Street; thence by the same, forty (40) feet to the beginning.

BEING known as 600 Spruce Street, Williamsport, PA 17701.

BEING the same premises conveyed unto Judy L. Saiers, by Deed of Connie L. Frye and Leonard C. Frye, wife and husband, dated October 30, 2020 and intended to be recorded herewith.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel #73-001-227 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: 600 SPRUCE STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 73-001-227

Seized and taken into execution to be sold as the property of JUDY L SAIERS, CONNIE L FRYE 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