SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 26-00025

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.

ALL those certain pieces, parcels and lots of land, situate in the Second Ward of the City of Williamsport, County of Lycoming, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

208 Mulberry Street, Williamsport, Pennsylvania 17701
220 Mulberry Street, Williamsport, Pennsylvania 17701
Parcel No. 1 (Tax Parcel Nos. 62-001-101 and 62-001-102)

On the north by lot formerly of James Irvin; on the east by lots now or formerly of Paternostro and Gaglione; on the south by lot formerly of Isaac and Henry Ulman; and on the west by Mulberry Street. Said lot being fifty-two (52) feet wide on Mulberry Street and extending one hundred thirteen (113) feet eastward from Mulberry Street, and being a part of Lot No. 115 on the plan of the Borough of Williamsport.

Also that certain lot of land situate in the Second Ward of the City of Williamsport aforementioned, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Mulberry Street fifty-two (52) feet north of the north side of Canal Street; thence easterly on a line parallel with the north side of Canal Street one hundred four (104) feet to a post; thence by land now or formerly of Vito and Maria G. Leta, northerly by line parallel with Mulberry Street fifty-two (52) feet to a post; thence westerly one hundred four (104) feet to a post on the east side of Mulberry Street; thence southerly along the east side of Mulberry Street fifty-two (52) feet to the place of beginning. Containing one-eighth (1/8) of an acre of land.

For identification purposes only, known as Lycoming County Real Estate Tax Parcel Numbers 62-001-101 and 62-001-102.

204 Mulberry Street, Williamsport, Pennsylvania 17701
Parcel No. 2 (Tax Parcel No. 62-001-103)

BEGINNING ON THE WEST BY Mulberry Street; on the north by lot now or formerly of P. Kuhn and now or formerly of Oresto Giglio; on the south by lot now or formerly occupied by W. E. Page, nor or formerly of Lugio Monastro et al; and on the east by lot now or formerly of Thomas Throp and now or formerly of Frank Maimone. Containing in front on said Mulberry Street twenty-six (26) feet, more or less, and a depth of one hundred four (104) feet.

FOR identification purposes only, being known as Lycoming County Tax Parcel No. 62-001-103.

123 E. Canal Street, Williamsport, Pennsylvania 17701
Parcel No. 3 (Tax Parcel No. 62-001-105)

BEGINNING at a point on the northern line of Canal Street, said point being on the eastern line of land now or formerly of J. Purpuri, et ux; thence along the eastern line of land now or formerly of the said J. Purpuri, et ux and Fred D. Page, et ux and in a northerly directly fifty-one (51) feet more or less to a point in the southern line of land now or formerly of N.A. Vicchiarelli, et ux; thence along the southern line of land now or formerly of the said N.A. Vicchiarelli, et ux and in an easterly direction forty (40) feet more or less to a point in the western line of land now or formerly of A. DiSalvo, et ux; thence along the western line of land now or formerly of the said A. DiSalvo, et ux, and in a southerly direction fifty-one (51) feet, more or less, to a point in the northern line of Canal Street and in a westerly direction forty (40) feet, more or less, to a point, the place of beginning. Being known and numbered as 123 Canal Street.

TOGETHER with and subject to all easements, conditions, and rights-of-way as contained in prior deeds in the chain of title.

FOR identification purposes only, being known as Lycoming County Tax Parcel No. 62-001-105.

133 E. Canal Street, Williamsport, Pennsylvania 17701
Parcel No. 4 (Tax Parcel No. 62-001-106)

(c) CountySuite Sheriff, Teleosoft, Inc.

BEGINNING on the north line of land now or formerly of Peter Kuhn; on the east by an alley, now East Street; on the south by the berm bank of the West Branch Canal; and on the west by line of land now or formerly of Hiram H. Ulman and now or formerly of Frank Orlando, being sixty (60) feet, more or less, along the canal, and fifty-two (52) feet in depth. Being known as 133-135 East Canal Street.

UNDER AND SUBJECT to the conditions, restrictions, covenants, rights-of-way, etc., as contained in prior deeds in the chain of title.

For identification purposes only, being known as Lycoming County Tax Parcel No. 62-001-106.

EXCEPTING AND RESERVING from the above described premises, that portion of the above described premises conveyed to Bigio Bocaloni, by deed dated October 26, 1949, and recorded in Lycoming County Deed Book 365, Page 497.

201 East Street, Williamsport, Pennsylvania 17701
Parcel No. 5 (Tax Parcel No. 62-001-107)

BEGINNING at the southeast corner of East Street and the West Branch Canal; thence twenty-seven (27) feet and ten (10) inches west along said Canal to what is known as 137 Canal Street; thence north fifty-two (52) feet; thence east twenty-seven (27) feet and ten (10) inches to East Street; thence south along East Street fifty-two (52) feet to the place of beginning.

UNDER AND SUBJECT to the conditions, restrictions, covenants, rights-of-way, etc. as contained in prior deeds in the chain of title.

FOR identification purposes only, being known as Lycoming County Tax Parcel No. 62-001-107.

209 East Street, Williamsport, Pennsylvania 17701
Parcel No. 6 (Tax Parcel No. 62-001-108)

BEGINNING at a post on the west side of East Street, fifty-two (52) feet north of the north side of Canal Street; thence westerly on a line parallel with the north side of Canal Street, one hundred four (104) feet to a post; thence by land now or formerly of Nicholas A. Vicchiarelli, et ux, northerly by a line parallel with Mulberry Street fifty-two (52) feet to a post; thence easterly one hundred four (104) feet to a post on the west side of East Street; thence southerly along the west side of East Street, fifty-two (52) feet to the place of beginning; containing one-eighth (1/8) acre of land.

EXCEPTING AND RESERVING from the above-described premises all that certain piece and parcel of land heretofore conveyed by Vito Leta et ux, to Antonio Leta by deed dated June 30, 1923, which is recorded in Lycoming County Deed Book 248, Page 504.

FOR identification purposes only, being known as Lycoming County Tax Parcel No. 62-001-108.

211 East Street a/k/a 217 East Street, Williamsport, Pennsylvania 17701
Parcel No. 7 (Tax Parcel No. 62-001-110)

ALL that certain parcel or lot of land situate in the Second Ward of the City of Williamsport as aforementioned.

BEGINNING at a post in the intersection of the northern line of land now or formerly of Peter Kuhn with East Street (formerly East Alley; thence westerly along line of land of said Peter Kuhn, ninety-five (95) feet to a post; thence northerly in a line parallel with East Street along line of land now or formerly of Joseph C. King, twenty-six (26) feet to a post; thence easterly in a line parallel with line of land of said Peter Kuhn, ninety-five (95) feet to a post in the western line of East Street; thence southerly along East Street, twenty-six (26) feet to the place of beginning.

FOR identification purposes only, being known as Lycoming County Tax Parcel No. 62-001-110.

217 East Street a/k/a 223 East Street, Williamsport, Pennsylvania 17701
223 East Street, Williamsport, Pennsylvania 17701
Parcel No. 8 (Tax Parcel Nos. 62-001-111 and 62-001-112)

BEGINNING at the southwest corner of the intersection of East Church Street and East Street; thence south along East Street fifty-two (52) feet, more or less, to line of lot No. 115 (formerly of Dominick Paternostro, et ux); thence west along line of Lot No. 115 (formerly of Dominick Paternostro, et ux), ninety-five (95) feet to a post in line of Lot No. 115; thence north on a line parallel with East Street, fifty-two (52) feet, more or less, to East Church Street; and thence east along East Church Street, ninety-five (95) feet to the point and place of beginning.

FOR identification purposes only, being known as Lycoming County Tax Parcel No. 62-001-112.

Also that certain lot of land situate in the Second Ward of the City of Williamsport aforementioned, bounded and described as follows, to wit:

(c) CountySuite Sheriff, Teleosoft, Inc.

BEGINNING at a post at the intersection of the southern line of land formerly of Hattie Morehead with East Street (formerly East Alley); thence southerly along East Street (formerly East Alley), twenty-six (26) feet to a post; thence westerly in a line parallel with line of land now or formerly of Peter Kuhn, ninety-five (95) feet to a post in line of land now or formerly of Joseph King; thence northerly in a line parallel with East Street (formerly East Alley), twenty-six (26) feet to a post in line of land formerly of Hattie Morehead (formerly of James Irvin); thence easterly along the line of land formerly of Hattie Morehead, ninety-five (95) feet to the point and place of beginning.

For identification purposes only, being all or part of Lycoming County Tax Parcel No. 62-001-111.

PROPERTY ADDRESS: 204 MULBERRY STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 62-001-103

Seized and taken into execution to be sold as the property of JAY TWO ASSOCIATES, INC in suit of NORTHWEST BANK SUCCESSOR BY MERGER TO JERSEY SHORE STATE 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:
KOZLOFF STOUDT
WYOMISSING, PA 610-670-2552

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.