

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01025

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, FEBRUARY 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 THAT CERTAIN LOT OF LAND SITUATE IN HUGHES ADDITION IN THE EIGHTH WARD OF THE CITY OF WILLIAMSPORT, COUNTY OF LYCOMING, COMMONWEALTH OF PENNSYLVANIA, BEING THE SOUTHERN ONE-HALF OF LOT NO. 45 ON THE PLOT OF PLAN OF SAID ADDITION, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTHERN ONE-HALF OF SAID LOT NO. 45, NOW OR FORMERLY OWNED BY GEORGE MITSTIFER AND BY ELIZA M. BLUHM; ON THE EAST, BY FRANKLIN STREET; ON THE SOUTH BY LOT NO. 44, NOW OR FORMERLY OWNED BY CHARLES KAHLER ESTATE; AND ON THE WEST BY HENRIETTA ALLEY, FORMERLY KNOWN AS JOHNS ALLEY; SAID LOT BEING 26 FEET IN WIDTH ON FRANKLIN STREET AND ON HENRIETTA ALLEY, AND 208 FEET IN DEPTH FROM SAID FRANKLIN STREET TO SAID ALLEY.

Commonly known as 931 Franklin Street, Williamsport, PA 17701.

Tax Parcel No. 68-07-507

PROPERTY ADDRESS: 931 FRANKLIN STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 68-007-507

Seized and taken into execution to be sold as the property of DAVID M WHITE, MICHELE L WHITE in suit of LEGACY MORTGAGE ASSET TRUST 2018-RPL2 C/O NATIONSTAR MORTGAGE LLC.

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:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ 856-384-1515

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania