

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01405

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.

DOCKET NO. CV-2025-01405

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:

PARCEL NO. 1 BEGINNING at a post on the west side of the Academy Street, adjoining lot, formerly of the heirs of Reuben Ruch, deceased, now or formerly of Marian Ruch, thence westerly by said lot, formerly of William G. Elliott, now or formerly of John J. Coleman, two hundred and eight (208) feet to East Alley; now East Street; thence southerly along East Street, fifty-one (51) feet to a post and land now or formerly of William Edler, now or formerly of Joseph McMinn's Estate; thence easterly by the same, on line parallel with the northern boundary on this lot, one hundred and four (104) feet to a post; thence northerly in a line parallel with the west line of Academy Street, twenty-five (25) feet and six (6) inches to a post; thence easterly along land now or formerly of William Edler and along the north line of the wall of a brick house, erected thereon, one hundred and four (104) feet to Academy Street; and thence northerly along Academy Street, twenty-five (25) feet and six (6) inches, more or less, to the place of beginning.

PARCEL NO. 2 BOUNDED on the east by Academy Street; on the south by lot now or formerly of William Edler; on the west by lot now or formerly of Gottschall, Ring & Cable; on the north by what was formerly called Black Horse Alley; containing fifty-two (52) feet in front on Academy Street and in depth ninety-five (95) feet two (2) inches, more or less.

PARCEL NO. 3 BEGINNING at a point located one hundred four (104) feet west of a post on the west side of Academy Street, adjoining lot now or formerly of Marian Ruch; thence westerly by lot now or formerly of John J. Coleman one hundred four (104) feet to East Alley, now East Street; thence southerly along East Street fifty-one (51) feet to a post and land now or formerly of Joseph McMinn Estate; thence easterly by the same, on line parallel with the northern boundary on this lot one hundred four (104) feet to a post; thence northerly in a line parallel with the west line of Academy Street, fifty-one (51) feet to a post, the point of beginning.

PARCEL NO. 4 BEGINNING at the southeast corner of East Church and East Streets thence east along the south side of East Church Street 112 feet 10 inches; thence south by land formerly of Reuben Ruch, deceased, and parallel with East Street 52 feet to line of land now or formerly of William Edler; thence by the same west 112 feet 10 inches to the east side of East Street; thence by the same north 52 feet to the beginning.

BEING the same premises granted and conveyed to Basin Street Associates, Inc. by Deed of Jay Two Associates, Inc. dated August 11, 1999 and which is recorded in Lycoming County Deed Book 3368, Page 001.

Parcel #62-003-700

TO BE SOLD as the property of BASIN STREET ASSOCIATES, INC.

PROPERTY ADDRESS: BASIN STREET ASSOCIATES, INC, 227 ACADEMY STREET, 200 AND 230 EAST STREET, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 62-003-700

Seized and taken into execution to be sold as the property of BASIN STREET 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