

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00309

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 piece, parcel and lot of land situate, lying and being in the Fourteenth Ward of the City of Williamsport (formerly Loyalsock Township), County of Lycoming and Commonwealth of Pennsylvania, being known in the Plan of Vallamont as Lot No.1, Block No. 53, bounded and described as follows:

BEGINNING at a point on the Northwest corner of Rural Avenue and Campbell Street; thence Northward along the West line of Campbell Street, one hundred fifty (150) feet to a point; thence Westward along the South line of an alley sixty-eight (68) feet to a point; thence Southward along a line parallel with the West line of Campbell Street one hundred fifty (150) feet to a point; thence Eastward along the North line of Rural Avenue, sixty-eight (68) feet to the place of beginning.

SUBJECT to the covenants and restrictions which appear in the prior deeds in the chain of title .

BEING KNOWN AS: 800 RURAL AVE WILLIAMSPORT, PA 17701

PROPERTY ID: 74-0030030000000-

TITLE TO SAID PREMISES IS VESTED IN Jason C. Hull, single BY DEED FROM Thomas C. Montgomery and Judith A. Montgomery, his wife, DATED September 20, 2002 RECORDED September 30, 2002 IN BOOK NO. 4317 PAGE 348

PROPERTY ADDRESS: 800 RURAL AVE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 74-003-300

Seized and taken into execution to be sold as the property of JASON C HULL in suit of U.S.BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

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:
RAS CITRON LAW OFFICES
MOUNT LAUREL, NJ 855-225-6906

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania