SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00832

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 THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN VELEY'S ADDITION IN THE SECOND WARD OF THE BOROUGH OF JERSEY SHORE, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO -WIT:

BEGINNING AT A POST IN THE NORTHERN LINE OF BURKE STREET, EIGHTY-SEVEN (87) FEET, MORE OR LESS, FROM THE EASTERN LINE OF CAMPBELL STREET, SAID POINTOF BEGINNING BEING THE SOUTHWEST CORNER OF THE LOT HEREBY DESCRIBED AND THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF GUY C, HUNTER; THENCE NORTH TWENTYTWO (22) DEGREES EAST, ALONG SAID HUNTER LAND, ONE HUNDRED FIFTY(150) FEET TO A POST IN LINE OF LAND NOW OR FORMERLY OF CHARLES E. TOWNSEND; THENCE SOUTH SIXTY-EIGHT (68) DEGREES EAST ALONG SAID TOWNSEND LAND, FIFTY (50) FEET TO A POST IN LINE OF LAND NOW OR FORMERLY OF JACK PRINCE ET UX; THENCE SOUTH TWENTY-TWO (22) DEGREES WEST ALONG SAID PRINCE LAND, ONE HUNDRED FIFTY (150) FEET TO A POST IN THE NORTHERN LINE OF BURKE STREET; THENCE NORTH SIXTY-EIGHT (68) DEGREES WEST ALONG THE NORTHERN LINE OF BURKE STREET, FIFTY (50) FEET TO THE PLACE OF BEGINNING.

Property Address: 240 Burke Street, Jersey Shore, PA 17740

Tax Parcel ID: 20-0010030300000- (20-001-303)

Docket Number: CV-2025-00832

PROPERTY ADDRESS: 240 BURKE STREET, JERSEY SHORE, PA 17740

UPI / TAX PARCEL NUMBER: 20-001-303

Seized and taken into execution to be sold as the property of CRISTIN HAMILTON, JEFFREY HAMILTON in suit of NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING.

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:
PADGETT LAW GROUP
HAVERTOWN, PA

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.