SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 26-00742

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:

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 parcel of land situate in the Borough of Montgomery, County of Lycoming and Commonwealth of Pennsylvania, as more particularly bounded and described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated June 21, 1980, as follows:

BEGINNING at an existing iron pin on the Western line of Kinsey Street, said beginning point being North sixteen (16) degrees zero (00) minutes West, fifty-five and zero hundredths (55.00) feet from the intersection of the Western line of said Kinsey Street and the Northern line of Hess Street; thence from the said place of beginning and along the Northern line of land now or formerly of Neal Ryan, II and Helen N. Ryan, South seventy-two (72) degrees fifty-three (53) minutes West, one hundred sixty-five and zero hundredths (165.00) feet to an iron pin on the Eastern line of an alley; thence along the Eastern line of said alley, North sixteen (16) degrees zero (00) minutes West, fifty-five and zero hundredths alley; thence along the Eastern line of said alley, North sixteen (16) degrees zero (00) minutes West, fifty-five and zero hundredths (55.00) feet to an iron pin; thence along the Southern line of land now or formerly of William B. Munns and Anne M. Munns, North seventy-two (72) degrees fifty-three (53) minutes East, one hundred sixty-five and zero hundredths (165.00) feet to an existing iron pipe on the Western line of the aforesaid Kinsey Street; thence along the Western line of said Kinsey Street, South sixteen (16) degrees zero (00) minutes East, fifty-five and zero hundredths (55.00) feet to the place of beginning.

HAVING erected thereon a dwelling known as 61 Kinsey Street, Montgomery, PA 17752 and designated as Assessment No. 35-0010040100000 and Alternate ID No. 35-001-401.

BEING the same premises which Alice D. Sweeney, widow, by Deed dated June 20, 2023, and recorded with the Recorder of Deeds Office of Lycoming County, Pennsylvania on June 28, 2023, at Instrument No. 202300006483, granted and conveyed unto Courtney Hamilton, a single woman.

PROPERTY ADDRESS: 61 KINSEY STREET, MONTGOMERY, PA 17752

UPI / TAX PARCEL NUMBER: 35-001-401

Seized and taken into execution to be sold as the property of COURTNEY HAMILTON in suit of FIRST COMMONWEALTH 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:
MCGRATH MCCALL, P.C.
PITTSBURGH, PA 412-281-4333

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.