

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01398

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.

The improvements thereon being known as 403 Eden St, Jersey Shore, PA 17740

HAVING ERECTED THEREON a Residential Real Estate__.

ALL THAT CERTAIN LOT OF LAND, SITUATE IN THE SECOND WARD OF THE BOROUGH OF JERSEY SHORE, COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 140 ON THE PLOT OR PLAN OF LOTS KNOWN AS DR. S. E. BICKELL'S ADDITION TO JERSEY SHORE, PENNSYLVANIA, RECORDED JANUARY 30, 1904 AS SET FORTH IN LYCOMING COUNTY DEED BOOK VOLUME 184, PAGE 582, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER THEREOF, BEING THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF EDEN STREET AND THE WESTERN LINE OF LINCOLN AVENUE; THENCE IN A SOUTHERLY COURSE ALONG THE WESTERN LINE OF LINCOLN AVENUE A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE NORTHERN LINE OF A TWENTY (20) FOOT ALLEY; THENCE IN A WESTERLY COURSE, ALONG THE NORTHERN LINE OF SAID ALLEY, A DISTANCE OF FORTY-FIVE (45) FEET TO LINE OF LOT NO. 139 ON SAID PLOT OR PLAN; THENCE IN A NORTHERLY COURSE AND PARALLEL WITH THE WESTERN LINE OF LINCOLN AVENUE, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO THE SOUTHERN LINE OF EDEN STREET; AND THENCE IN AN EASTERLY COURSE ALONG THE SOUTHERN LINE OF EDEN STREET, A DISTANCE OF FORTY-FIVE (45) FEET TO THE PLACE OF BEGINNING..

CONTAINING SIX THOUSAND SEVEN HUNDRED FIFTY (6,750) SQUARE FEET, MORE OR LESS.

UNDER AND SUBJECT TO THE CONDITIONS, RESTRICTIONS, COVENANTS, RIGHTS-OF-WAY, ETC., AS HERETOFORE CONTAINED IN THE PRIOR CHAIN OF TITLE.

BEING the same premises which Dustin W. Swartwood and Crissie L. Miller-Swartwood by Deed dated August 6, 2020 and recorded in the Office of Recorder of Deeds of Lycoming County on August 11, 2020 at Book 9221, Page3061 Instrument#202000009023 granted and conveyed unto Allison P. Hilling.

TAX PARCEL NO. 20-002-214

PROPERTY ADDRESS: 403 EDEN ST, JERSEY SHORE, PA 17740

UPI / TAX PARCEL NUMBER: 20-002-214

Seized and taken into execution to be sold as the property of ALLISON HILLING in suit of PHH ASSET SERVICES, 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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania