

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01661

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.

ALL THAT CERTAIN messuage or tenement and lot of land, situate in the Second Ward of the Borough of Jersey Shore, County of Lycoming and State of Pennsylvania, being known and designated on the plot or plan of Bickell's Addition to the Borough of Jersey Shore, as Lot No. 20, and being more particularly bounded and described as follows, to-wit:

BEGINNING at the northwest corner thereof at a post in the southern line of Washington Avenue, and being forty-five (45) feet distant from the point of intersection of the southern line of Washington Avenue and the eastern line of Calvert Street; thence an easterly course along the southern line of Washington Avenue a distance of forty-five (45) feet to line of Lot No. 21 on said plot or plan; thence a southerly course along the western line of Lot No. 21 and parallel with the eastern line of Calvert Street, a distance of one hundred seventy-five (175) feet to the northern line of Bubbs Lane; thence a westerly course along the northern line of Bubbs Lane a distance of forty-five (45) feet to line of Lot No. 19 on said plot or plan; thence a northerly course along the eastern line of Lot No. 19, a distance of one hundred seventy-five (175) feet to the place of beginning, improvements consisting of a two and one-half story brick dwelling house.

HAVING erected thereon a dwelling known as 421 Washington Avenue, Jersey Shore, PA 17740 and designated as Assessment No. 20-0020043500000.

BEING the same premises which David Grey Schwarz and Elsie Mae Schwarz, by Deed dated June 15, 1961, and recorded with the Recorder of Deeds Office of Lycoming County, Pennsylvania on June 15, 1961, at Deed Book Volume 480, Page 870, granted and conveyed unto James Frank Sweeley and Emily Gladys Sweeley, his wife, as tenants by entireties with right of survivorship. On November 2, 1986, James Frank Sweeley died and, by operation of law, his interest vested in Emily Gladys Sweeley. On September 30, 2021, Emily Gladys Sweeley died and, by operation of law, her interest in the Mortgaged Premises vested in her heirs. On July 10, 2024, a Petition for Probate and Grant of Letters Testamentary was filed with the Register of Wills of Lycoming County, Pennsylvania at File No. 41-24-0442, which appointed Jeffrey L. Sweeley, as the Executor of the Estate of Emily G. Sweeley.

PROPERTY ADDRESS: 421 WASHINGTON AVENUE, JERSEY SHORE, PA 17740

UPI / TAX PARCEL NUMBER: 20-002-435

Seized and taken into execution to be sold as the property of JEFFREY L SWEELEY 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