

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-00882

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 04, 2023
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.

By virtue of Writ of Execution No. CV 22-00882

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS12 v. Annette S. Nicholas, solely in her capacity as known heir of Patricia A. Taylor, deceased and The Unknown Heirs of Patricia A. Taylor, deceased, 27 North Market Street, Muncy, PA 17756, Tax Parcel No. 39-001-209. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$68,452.24.

Attorneys for Plaintiff:
Kenya Bates, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

PROPERTY ADDRESS: 27 NORTH MARKET STREET, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 39-001-209

Seized and taken into execution to be sold as the property of ANNETTE S NICHOLAS, SOLELY IN HER CAPACITY AS KNOWN HEIR OF PATRICIA A TAYLOR, DECEASED, ROBERT G TAYLOR, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF PATRICIA A TAYLOR, DECEASED, THE UNKNOWN HEIRS OF PATRICIA A TAYLOR, DECEASED in suit of DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS12.

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, R. Mark Lusk, 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

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania