

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-00742

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:

**FRIDAY, NOVEMBER 03, 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.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Fourth Ward of the Borough of Jersey Shore, County of Lycoming and Commonwealth of Pennsylvania, bounded and described in accordance with a survey of Daniel F. Vassallo, Registered Surveyor, dated April 16, 1977, as follows, to wit:

BEGINNING at an iron pin at the intersections of the southern line of Locust Street and the eastern line of Oak Street; thence from said place of beginning and along the southern line of said Locust Street, North seventy-four (74) degrees East, one hundred seventy-five (175) feet to an existing iron pin at the intersection of the southern line of said Locust Street and the western line of a sixteen (16) foot alley; thence along the western line of said alley, South sixteen (16) degrees fifteen (15) minutes East, fifty (50) feet to an existing iron pin; thence along the northern line of land now or formerly of Alice Yeager, South seventy-four (74) degrees West, one hundred seventy-five (175) feet to an iron pin on the eastern line of said Oak Street; thence along the eastern line of Oak Street, North sixteen (16) degrees fifteen (15) minutes West, fifty (50) feet to the place of beginning.

UNDER AND SUBJECT, NEVERTHELESS, to the conditions, restrictions, covenants, rights-of-way, etc., as heretofore contained in the prior chain of title.

PARCEL # 22-1-444

FOR INFORMATIONAL PURPOSES ONLY: Being known as 303 Oak Street, Jersey Shore, PA 17740

BEING that parcel of land conveyed or assigned to Leonard W. Taylor and Sonia L. Taylor, his wife, as tenants by the entireties from by dated 05/17/2002 and recorded 05/17/2002 in deed volume 4179 on page 092 of the Lycoming County, Pennsylvania Public Registry.

AND THE SAID Sonia L. Taylor departed this life on or about December 20, 2020 thereby vesting title unto Leonard W. Taylor by operation of law.

AND THE SAID Leonard W. Taylor departed this life on or about December 21, 2020 thereby vesting title unto Amanda Kalat and Alyson Antolick, known Heirs of Leonard W. Taylor and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Leonard W. Taylor, deceased.

PROPERTY ADDRESS: 303 OAK STREET, JERSEY SHORE, PA 17740

UPI / TAX PARCEL NUMBER: 22-001-444

Seized and taken into execution to be sold as the property of AMANDA KALAT, KNOWN HEIR OF LEONARD W. TAYLOR, DECEASED, ALYSON ANTOLICK, KNOWN HEIR OF LEONARD W. TAYLOR, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEONARD W. TAYLOR, DECEASED in suit of BANK OF AMERICA, N.A..

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:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA 610-278-6800

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania