SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01314

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, FEBRUARY 05, 2027
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.

PROPERTY OF: ROBERTA HARRISON and SARAH A, WALKER, in capacity as Administratrix of the ESTATE OF JOSEPH LOUIS WALKER, DECEASED, a/k/a JOE LOUIS WALKER, DECEASED,

EXECUTION NO. CV25-01314 JUDGMENT AMOUNT $28,352.74

ATTORNEY: David W. Raphael, Corporate Counsel

ADDRESS: FIRST NATIONAL BANK OF PENNSYLVANIA
626 WASHINGTON PLACE, 25TH Floor
4TH FLOOR, PITTSBURGH, PA 15212

PHONE: 412-465-9718

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ROBERTA HARRISON AND SARAH A. WALKER, IN CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF JOSEPH LOUIS WALKER A/K/A JOE LOUIS WALKER, TO THE FOLLOWING DESCRIBED PROPERTY:

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TENTH WARD OF THE CITY OF WILLIAMSPORT, IN THE COUNTY OF LYCOMING AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND DESIGNATED AS 1634 TAYLOR PLACE, WILLIAMSPORT, PA 17701, DEED DATED MARCH 23, 2018, RECORDED ON JUNE 19, 2018, IN THE LYCOMING COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK VOLUME 9163, PAGE 553. JOE LOUIS WALKER DIED ON OR ABOUT OCTOBER 25, 2023. A PETITION FOR GRANT OF LETTERS OF ADMINISTRATION WAS FILED ON MARCH 10, 2025 IN THE REGISTER OF WILLS OF LYCOMING COUNTY OPENING THE “ESTATE OF JOSEPH LOUIS WALKER A/K/A JOE WALKER A/K/A JOE WALKER-WRIGHT” AT ESTATE FILE NO. 41-25-0134. PER LETTER OF ADMINISTRATION DATED MARCH 10, 2025, SARAH A. WALKER WAS APPOINTED AS ADMINISTRATRIX OF THE ESTATE.

MUNICIPALITY: 10th Ward of the City of Williamsport
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ADDRESS: 1634 Taylor Place, Williamsport, PA 17701

IMPROVEMENTS: Residential 2-Story Dwelling.

(c) CountySuite Sheriff, Teleosoft, Inc.

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TAX PARCEL I.D. NO.: 70-8-108

FIRST NATIONAL BANK OF
PENNSYLVANIA

Date:_____ BY:_____
David W. Raphael, Esquire
Attorney for Plaintiff

PROPERTY ADDRESS: 1634 TAYLOR PLACE, WILLIAMSPORT, PA 17701

UPI / TAX PARCEL NUMBER: 70-008-108

Seized and taken into execution to be sold as the property of SARAH A WALKER, ROBERTA A HARRISON in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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:
DAVID W RAPHAEL
PITTSBURGH, PA

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.