

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 22-00436

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 The Executive Plaza Building, First Floor Commissioner's Board Room 330 Pine Street Williamsport Pennsylvania 17710 in the Town of Williamsport County of Lycoming, Commonwealth of Pennsylvania on:

**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.

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Property located at 82 North Middle Road, Pennsdale, PA 17756

ALL that certain piece, parcel or lot of land situate in the Township of Muncy, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post, corner of land now or formerly of Edward Gray on the East side of the road leading from Muncy to Pennsdale; thence by land now or formerly of Edward Gray South eighty-five (85) degrees East, twenty-seven and four tenths (27.4) rods to a post in line of right of way of the W. & N. R. R. Co.; thence by said right of way South seven-one (71) degrees, East nine and forty-four hundredths (9.44) rods to the corner of land now or formerly of M. Gillis, South nine and one-half (9-1/2) degrees East one and eighty-four hundredths (1.84) rods to a post; thence by land now or formerly of Charlotte Artley North eighty-five (85) degrees West thirty-five and nine tenths (35.9) rods to a post on the aforesaid road and thence by said road North seven and one-fourth (7-1/4) degrees West four (4) rods to the place of beginning. Containing one hundred and twenty-six and nine tenths (126.9) perches strict measure, be the same more or less.

BEING the same premises conveyed unto Timothy W. Gruver, Judith K. Davenport and A. Larry Gruver, grantors herein, by deed to Timothy W. Gruver, singled, dated January 19, 2000, and recorded on January 21, 2000, in Lycoming County Record Book 3475 at page 069.

For identification purposes only, being all or part of Lycoming County Parcel Number 41-001-116 in the Office of the Lycoming County Assessor.

SEIZED in execution as the property of Timothy A. Warren and Elizabeth R. Warren, under a judgment against them on March 23, 2017 in the Court of Common Pleas of Lycoming County, Pennsylvania to No. 16-00707.

PROPERTY ADDRESS: 82 NORTH MIDDLE ROAD, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 41-001-116

**Seized and taken into execution to be sold as the property of TIMOTHY WARREN, ELIZABETH WARREN in suit of LYCOMING COUNTY WATER AND SEWER AUTHORITY.**

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**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:  
LCWSA

**R. MARK LUSK, Sheriff**  
LYCOMING COUNTY, Pennsylvania