SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-01416

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.

By Virtue of Writ of Execution Case Number: CV-2025-01416-CV

AJAX MORTGAGE LOAN TRUST 2023-B, MORTGAGE-BACKED SECURITIES, SERIES 2023-B, BY U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
v.
ELIZABETH R. WARREN, TIMOTHY A. WARREN

Property being known as 82 North Middle Road, Muncy, PA 17756

Tax Parcel ID: 41-0010011600000 - (41-001-116)

Improvements thereon consist of a single-family residential dwelling

Attorney:
Brian McCann, Esquire (338018)
Padgett Law Group
1055 E. Baltimore Pike, Suite 201
Media, PA 19063

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 R WARREN in suit of AJAX MORTGAGE LOAN TRUST 2023-B, MORTGAGE-BACKED SECURITIES, SERIES 2023-B, BY U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE.

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:
PADGETT LAW GROUP
HAVERTOWN, PA

ERIC SPIEGEL, Sheriff
LYCOMING COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.