

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12-CV-2023

Issued out of the Court of Common Pleas of Tioga County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Tioga County Courthouse in the City of Wellsboro, County of Tioga, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 08, 2024
AT 10:00 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 Lot of land lying northerly of Sherman Street in Wellsboro Borough, Tioga County, Pennsylvania, and westerly of a 20 foot alley separating said premises from lands now or formerly of David Karr and N.H. Ryon, and described as follows:

BEGINNING at the intersection of said alley with said Sherman Street, and being the Southeast corner hereof; thence South 51 degrees West along said Sherman Street 120 feet to the Southwest corner hereof to other lands now or formerly of the Estate of Otis L. Butts, deceased; thence along said lands North, 39 degrees West 216.5 feet to the Northwest corner hereof; adjoining of A. Wivell; thence along lands now or formerly of A. Wivell and Wm. Biggs North 51 degrees East 120 feet to said alley, being the Northeast corner hereof; thence along said alley South 39 degrees East 216.5 feet to the place of beginning; and also a strip on the easterly side of said premises 10 feet wide along said alley and to the center thereof; and also a strip on the southerly side of said premises, 25 feet wide along said Sherman Street and to the center thereof. Containing more or less.

EXCEPTING AND RESERVING, HOWEVER, out of the above described premises a lot consisting of 0.19 acres as set forth more specifically in that certain deed from Cora G. Campbell, widow, to Merle R. Apgar and Ione C. Apgar, his wife, dated July 30, 1946, and recorded in Tioga County Deed Book 242 at page 528.

ALSO EXCEPTING AND RESERVING, out of the above described premises a lot consisting of 10,314 square feet as set forth more specifically in that certain deed from Cora G. Campbell, widow, to Edward A. Veres and Elsie Veres, his wife, dated June 15, 1956 and recorded in Tioga County Deed Book 281 at page 979.

BEING KNOWN AS: 2 SHERMAN STREET, WELLSBORO, PA 16901

PROPERTY ID NUMBER: TAX PARCEL #39/05B00/029.//000 CONTROL #00018504

BEING THE SAME PREMISES WHICH DAVID L. SMITH, II AND RHIANNON L. SMITH BY DEED DATED 10/27/2015 AND RECORDED 11/19/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201511017, GRANTED AND CONVEYED UNTO DEBORAH SAWYER.

PROPERTY ADDRESS: 2 SHERMAN STREET, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 39/05B00/029.//000

**Seized and taken into execution to be sold as the property of DEBORAH L. SAWYER in suit of AMERIHOM
MORTGAGE COMPANY, LLC.**

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 246-CV-2023

Issued out of the Court of Common Pleas of Tioga County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Tioga County Courthouse in the City of Wellsboro, County of Tioga, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 08, 2024
AT 10:00 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 or parcel of land situate, lying and belonging to the Borough of Westfield, County of Tioga, Commonwealth of Pennsylvania, known as 287 North Street, Westfield, PA 16950, bounded and described as follows:

BEGINNING at a corner in the intersection of North Street and Mason Street (sometimes referred to as Stone Quarry Road) in said borough, being the southwest corner of the parcel of land herein described;

Thence North 16 rods to a point, being the northwest corner of the parcel of land herein described;

Thence East 5 rods to a point, being the northeast corner of the parcel of land herein described;

Thence South, along the west line of premises formerly of J.E. Harvey, 16 rods to the center of North Street, being the Southeast corner of the parcel of land herein described;

Thence West, along the center of North Street, 5 rods to the place of beginning.

Property Address: 287 NORTH STREET WESTFIELD, PA 16950

PARCEL NUMBERS: 41-07E00-003

TITLE TO SAID PREMISES IS VESTED IN BRANDEN J. MOORE, BY ALICIA A. MOORE, HIS AGENT AND ALICIA A. MOORE BY DEED FROM Thomas G. White, II DATED 08/13/2019 AND RECORDED 08/21/2019
INSTRUMENT# 201906136

PROPERTY ADDRESS: 287 NORTH STREET, WESTFIELD, PA 16950

UPI / TAX PARCEL NUMBER: 41-07E00-003

Seized and taken into execution to be sold as the property of ALICIA A. MOORE AND BRANDEN J. MOORE, ALICIA A. MOORE AND BRANDEN J. MOORE in suit of U.S. BANK NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
RAS CITRON, LLC
MT. LAUREL, NJ

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 123-CV-2023

Issued out of the Court of Common Pleas of Tioga County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Tioga County Courthouse in the City of Wellsboro, County of Tioga, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 08, 2024
AT 10:00 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 lot, piece or parcel of land situate, lying and being in the Township of Sullivan, County of Tioga and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road No. 928, where the lands now of formerly of Paul L. Barnhart and now or formerly of Glenn G. Paul come together; thence follow the centerline of said Township Road North 8 degrees East 210 feet to another point in the center line of said Township Road; thence leave the centerline of said Township Road and go South 81 degrees 37 minutes East 1109.6 feet through a pin set near the edge of said Township Road and following a stake and blazed line to a second pin for a corner; thence South 12 degrees 18 minutes West 210 feet along the land of John Burguess to a pin for a corner; thence North 81 degrees 40 minutes West 1093.8 feet along a staked and blazed line and through a pin set near the edge of Township Road No.928 and on to point in the center of said Township Road, which is the point and place of beginning.

CONTAINING 5.3 acres.

BEING THE SAME PREMISES which Milton D. Duckworth and Donna M. Duckworth, his wife, by Deed dated March 19, 2007 and recorded on March 26, 2007, in the Tioga County Recorder of Deeds Office at Deed Book Volume 770 at Page 9257, as Instrument No. 200702539, granted and conveyed unto Darlene S. Goccia. The said Darlene S. Goccia departed this life on or about October 2, 2020. The Tioga County Register of Wills has confirmed that no estate has been raised. Where by operation of law, title vested in known heirs, Cindy Keiper, David Goccia, Julia Bacorn, and the unknown surviving heirs of Darlene S. Goccia, Deceased.

Being Known as 131 Gafford Road, Mainesburg, PA 16932

Parcel I.D. No. 33/06.00/292A/1/000

PROPERTY ADDRESS: 131 GAFFORD ROAD, MAINESBURG, PA 16932

UPI / TAX PARCEL NUMBER: 33/06.00/292A/1/000

Seized and taken into execution to be sold as the property of CINDY KEIPER, AS SURVIVING HEIR OF DARLENE S. GOCCIA, DECEASED, DAVID GOCCIA, AS SURVIVING HEIR OF DARLENE S. GOCCIA, DECEASED, JULIA BACORN, AS SURVIVING HEIR OF DARLENE S. GOCCIA, DECEASED AND UNKNOWN SURVIVING HEIRS OF DARLENE S. GOCCIA, DECEASED, CINDY KEIPER, DAVID GOCCIA, JULIA BACORN AND UNKNOWN SURVIVING HEIRS OF DARLENE S. GOCCIA, DECEASED in suit of SELECT PORTFOLIO SERVICING, INC..

Attorney for the Plaintiff:
HLADIK, ONORATO & FEDERMAN, LLP
NORTH WALES, PA

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania