

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 75-CV-2025

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, SEPTEMBER 10, 2025
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 those certain tracts of land situate in the Borough of Knoxville, Tioga County, Pennsylvania, bounded and described as follows:

TRACT No. 1: BOUNDED on the North by lands of Mary J. Wilkinson; on the East by lands of C.G. Dearman; on the South by lands of Ella Edgcomb; and on the West by North Water Street.

CONTAINING 1/4 acre of land, with frame dwelling.

TRACT No. 2: BOUNDED on the North by other lands of Roy W. Edgcomb and Gladys G. Edgcomb, his wife; bounded on the East by lands of C.G. Dearman; bounded on the South by other lands of Ellen J. Edgcomb; bounded on the West by North Water Street, having a frontage on North Water Street of 10 feet, more or less, and a depth of 135 feet, more or less.

Being the same premises which James M. Tomb, by Deed dated 09/16/2021 and recorded 09/21/2021, in the Office of the Recorder of Deeds in and for the County of Tioga, in Deed Instrument No. 202108171, granted and conveyed unto Heather Doran, in fee.

Tax Parcel: 18/03.00/079.//000 a/k/a 18-03.00-079

Premises Being: 111 North Water Street, Knoxville, PA 16928

PROPERTY ADDRESS: 111 NORTH WATER STREET, KNOXVILLE, PA 16928

UPI / TAX PARCEL NUMBER: 18/03.00/079.//000

Seized and taken into execution to be sold as the property of HEATHER DORAN in suit of PRIMARY RESIDENTIAL MORTGAGE, INC..

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
MOUNT LAUREL, NJ 844-856-6646

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 416-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, SEPTEMBER 10, 2025
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 IN THE BOROUGH OF WELLSBORO, COUNTY OF TIOGA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF NICHOLS STREET AND OPPOSITE THE WELLSBORO CEMETERY, BOUNDED ON THE SOUTH BY LOT CONVEYED BY FREDRICK MARGRAFF TO HARRIET HILDBOLDT, ON THE WEST BY LANDS NOW OR FORMERLY OF EMMA J. SMITH AND LOT NOW OR FORMERLY OF CARL KILGUS, ON THE NORTH BY LOT SOLD BY SAID MARGRAFF TO JESSIE BEACH, NOW OR FORMERLY OF NORMAN B. LESLIE AND WIFE, AND ON THE EAST BY SAID NICHOLS STREET. BEING TWO HUNDRED (200) FEET IN DEPTH AND SIXTY (60) FEET OR MORE FRONT ON NICHOLS STREET.

BEING THE SAME PREMISES which Susan M. Duffy by Deed dated 4/1/2021 and recorded in the Office of the Recorder of Deeds of Tioga County on 4/5/2021 in Instrument No. 202102841, granted and conveyed unto Stephen G. Duffy.

BEING known as 37 Nichols Street, Wellsboro, Pennsylvania 16901

PROPERTY ADDRESS: 37 NICHOLS STREET, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 39/06A00/032.//000

Seized and taken into execution to be sold as the property of SUSAN MICHELE REESE A/K/A SUSAN MICHELE GILLUM F/K/A SUSAN M. DUFFY, AS ADMINISTRATRIX OF THE ESTATE OF STEPHEN G. DUFFY A/K/A STEPHEN GERARD DUFFY, DECEASED in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:
POWERS KIRN, LLC
TREVOSE, PA

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 707-CV-2022

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, SEPTEMBER 10, 2025
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 in the Borough of Wellsboro, Tioga County, and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED Northerly by lands formerly of the Estate of Andrew Surrock, deceased, Northeasterly by Central Avenue; Southeasterly by lands formerly of the Estate of David Karr, and Southwesterly by lands now or formerly of the Estate of Alfred Wivell, being Lot No. 21 of the subdivision of the Estate of Anna Morris, deceased.

CONTAINING one (1) acre of land, more or less,

BEING KNOWN AS: 60 CENTRAL AVE WELLSBORO, PA 16901

PROPERTY ID: 39/05B00/037./000

TITLE TO SAID PREMISES IS VESTED IN JEFFREY SAWYER AND DEBORAH SAWYER, HIS WIFE BY DEED FROM C. STEPHEN KELLER AND LYNN S. KELLER, HIS WIFE, DATED OCTOBER 24, 2002 RECORDED NOVEMBER 18, 2002 IN BOOK NO. 749 PAGE 9444 INSTRUMENT NO. 200212854

PROPERTY ADDRESS: 60 CENTRAL AVENUE, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 39/05B00/037./000

Seized and taken into execution to be sold as the property of DEBORAH SAWYER, JEFFREY SAWYER AND UNITED STATES OF AMERICA C/O MIDDLE DISTRICT, DEBORAH L. SAWYER AND JEFFREY R. SAWYER in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

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, SEPTEMBER 10, 2025
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.I/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.I/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. 359-CV-2024

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, SEPTEMBER 10, 2025
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, tract or parcel of land situate in Middlebury Township, Tioga County, Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of Pennsylvania State Road SR 4037, said point being where the Northern boundary line of those lands conveyed by Patrick J. Gleason to James G. Klinger and Jessica Klinger, his wife, intersects with the centerline of said road; thence along the centerline of Pennsylvania State Road SR 4037, the following 2 courses and distances; North 18 degrees 05 minutes 32 minutes West 27.03 feet; North 19 degrees 29 minutes 04 seconds West 27.74 feet; thence South 83 degrees 44 minutes 42 seconds East 449.34 feet along the Southern boundary line of Lot #1 of subdivision of lands of Patrick Gleason as shown on the hereinafter referred to survey map; thence North 16 degrees 03 minutes 54 seconds West 341.71 feet along the Eastern boundary of said Lot #1 to a point in the Southern boundary line of lands now or formerly of Robert Bomberger; thence South 81 degrees 49 minutes 31 seconds East 1466.09 feet along lands of said Robert Bomberger to a point in the Western boundary line of Pennsylvania State same lands; thence South 10 degrees 16 minutes 24 seconds West 538.84 feet along Pennsylvania State Game lands to a point, being the Southwest corner of the land herein described; thence North 82 degrees 52 minutes 12 seconds West 931.39 feet along Pennsylvania State Game Lands to the Southeast corner of lands now or formerly of said James G. Klinger, et ux; thence North 02 degrees 37 minutes 04 seconds West 259.27 feet along the Eastern boundary line of lands of said James G. Klinger, et ux. to a point; thence North 83 degrees 44 minutes 42 seconds West 750.00 feet along the Northern boundary line of said James H. Klinger, et ux. to the point and place of beginning.

CONTAINING 17.10 acres, more or less, and being designated as Lot #3 on subdivision of lands of Patrick Gleason, prepared by Duane E. Wetmore, P.L.S. dated December 1996. A copy of said survey being filed in Tioga County Map Book Year 1997 at map 15.

BEING premises being known and numbered as 2564 Hills Creek Lake Road, Wellsboro, PA 16901

Tax Parcel Number: 24-06.00-061A

BEING the same premises which Patrick J. Gleason, Single by Deed dated March 17, 1997 and recorded in the Official Records of Tioga County on March 21, 1997 in Deed Book Volume 0681, Page 0783, as Instrument granted and conveyed unto William G. Walker And Dolores I. Walker, His Wife.

William G. Walker departed this life on January 11, 2021.

PROPERTY ADDRESS: 2564 HILLS CREEK LAKE ROAD, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 24-06.00-061A

Seized and taken into execution to be sold as the property of DOLORES I. WALKER in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG HOLDING TRUST.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania