

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 66-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, JANUARY 10, 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 tract of land with dwelling and garage thereon, situate in the Borough of Westfield, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING in the centerline of First Street at a point which is 177 feet Southerly of the intersection of the said centerline of Elm Street; Thence North 80 degrees 58 minutes East, parallel with the aforesaid centerline of Elm Street, 130 feet to an old corner; Thence South 8 degrees East parallel with the aforesaid centerline of First Street 79 feet to an old pin corner; Thence South 80 degrees 58 minutes West, 130 feet to the aforesaid centerline of First Street; Thence by the said centerline North 8 degrees West 79 feet to the place of beginning; bounded on the North by land of Leon Moore; on the East by land of Charles Decker, Jr.; and on the South by lands of J.F. Eberle, Jr.

The aforesaid description is in accordance with a survey by E.O. Mudge, C.E., made May 18, 1960 and the premises aforesaid are the same as described in Tioga County Record Book 248 at page 23 and Tioga County Deed Book 234 at page 7.

BEING KNOWN AS: 116 1ST STREET, WESTFIELD, PA 16950 PROPERTY ID NUMBER: 41-04B00-006
BEING THE SAME PREMISES WHICH MARTIN R. OSTERDAHL AND PATTY OSTERDAHL, HUSBAND AND WIFE BY DEED DATED 6/5/2015 AND RECORDED 6/8/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201505238, GRANTED AND CONVEYED UNTO JAMES HILL.

PROPERTY ADDRESS: 116 1ST STREET, WESTFIELD, PA 16950

UPI / TAX PARCEL NUMBER: 41-04B00-006

Seized and taken into execution to be sold as the property of JAMES HILL in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

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. 319-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, JANUARY 10, 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 certain lot, tract and parcel of land situate in Richmond Township, Tioga County, Pennsylvania, bounded and described as Lot No. 1 on a Subdivision of Lands of James M. Carpenter and Arthur J. Sherman, Jr., surveyed November 8, 2001 by James Runyan under the direction of Boyer Kantz, P.L.S., of Wellsboro, Pennsylvania 16901 (No. 115-01-515) and approved by the Richmond Township Planning Commission on December 2, 2003 and recorded in the Office of the Recorder of Deeds of Tioga County as Map No. 2003-225 as follows:

BEGINNING at the point of intersection of the centerline of Richmond Township Road No. 732 with the centerline of Richmond Township Road No. 730, being the Northwest corner hereof;

THENCE along the centerline of Richmond Township Road No. 732, the following courses and distances:

- 1) South 82 degrees 15 minutes 50 seconds East 552.52 feet to a point;
- 2) South 81 degrees 46 minutes 08 seconds East 321.96 feet to a point;
- 3) South 81 degrees 38 minutes 00 seconds East 233.44 feet to a point, being the Northeast corner hereof and the Northwest corner of lands now or formerly of James M. Carpenter (Tioga County Record Book 518 at page 277);

THENCE leaving Richmond Township Road No. 732 and extending South 09 degrees 03 minutes 35 seconds West 290.20 feet (through a referenced iron rod set 30.00 feet from the centerline of T-732) along the western line of lands now or formerly of James M. Carpenter to an iron rod;

THENCE continuing along the southern line of lands now or formerly of James M. Carpenter South 81 degrees 33 minutes 07 seconds East 300.00 feet to an iron rod in the western line of lands now or formerly of Kenneth and Charlene Creamer (Tioga County Record Book 753 at page 7601);

THENCE South 09 degrees 03 minutes 32 seconds West 39.02 feet to an iron rod at the western end of a rock lined outlet ditch;

THENCE South 61 degrees 42 minutes 13 seconds West 561.36 feet to an iron rod in the northern line of lands now or formerly of David Tews, being the Southeast corner hereof;

THENCE along the northern line of lands now or formerly of David Tews North 81 degrees 33 minutes 07 seconds West 931.96 feet (through an iron rod set 23.83 feet from the centerline of T-730) to a point in the centerline of Richmond Township Road No. 730, being the Southwest corner hereof;

THENCE along the centerline of Richmond Township Road No. 730 the following courses and distances: 1) North 07 degrees 13 minutes 07 seconds East 238.19 feet to a point; 2) North 06 degrees 03 minutes 28 seconds East 418.85 feet to the point of intersection of the center lines of Richmond Township Roads No. 730 and 732, being the point and place of BEGINNING.

BEING KNOWN AS: 1291 EAST MULBERRY HILL ROAD, MANSFIELD, PA 16933

PROPERTY ID NUMBER: 29/08.00/012G//000

BEING THE SAME PREMISES WHICH JAMES M. CARPENTER AND ARTHUR J. SHERMAN, JR. BY DEED DATED 9/11/2003 AND RECORDED 2/3/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 0755 AT PAGE 9317, GRANTED AND CONVEYED UNTO JAMES M. CARPENTER, SINGLE, NOW DECEASED.

PROPERTY ADDRESS: 1291 EAST MULBERRY HILL ROAD, MANSFIELD, PA 16933

UPI / TAX PARCEL NUMBER: 29/08.00/012G//000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF JAMES M. CARPENTER, DECEASED in suit of MIDFIRST BANK.

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

(c) CountySuite Sheriff, Teleosoft, Inc.

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 557-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, JANUARY 10, 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, tract or parcel of land situate in the Borough of Mansfield, Tioga County, Pennsylvania bounded and described as follows:

BEGINNING at a point in the centerline of U.S. Rt. 15 (South Main Street), the Southeast corner hereof and the Northeast corner of lands now or formerly of William D. Farrer; thence South 86 degrees 08 minutes 05 seconds West along said lands of William S. Farrer through an iron rod reference pin set 23.68 feet from the centerline of U.S. Rt. 15 a distance of 420.56 feet to an iron rod corner, the Southwest corner hereof; thence North 08 degrees 29 minutes West along lands now or formerly of the Mansfield Joint School Authority a distance of 42.00 feet to an iron rod corner; thence North 17 degrees 10 minutes East along said lands of the Mansfield Joint School Authority a distance of 58.99 feet to an iron rod corner, the Northwest corner hereof; thence North 88 degrees 10 minutes 25 seconds East along lands now or formerly of Leonard N. Snyder a distance of 397.16 feet through a spike set in asphalt driveway 25.0 feet from the centerline of U.S. Rt. 15 to a point in the centerline of U.S. Rt. 15, the Northeast corner hereof; thence South 07 degrees 54 minutes 51 seconds East along the centerline of U.S. Rt. 15 a distance of 83.00 feet to the Southeast corner hereof, the point and place of beginning.

CONTAINING 37,307 square feet or 0.856 of an acre, more or less, in accordance with a survey dated June 28th, 1978 by Bruce N. Mainus, under the direction of Boyer Kantz, R.S. of Wellsboro, Pennsylvania.

The above described property is subject to an easement to the United States of America as recorded in Tioga County Deed Book 377 at Page 641.

Parcel No. - 23/06D00/039./000

Property Address : 146 South Main Street, Mansfield, PA 16933

PROPERTY ADDRESS: 146 SOUTH MAIN STREET, MANSFIELD, PA 16933

UPI / TAX PARCEL NUMBER: 23-06D00-039.000

Seized and taken into execution to be sold as the property of BRIAN L. HAWK in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

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. 40-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, JANUARY 10, 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 parcel of land situate in Tioga Township, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Smith Street, the southwest corner hereof and the northwest corner of a 0.48 acre lot, other lands now or formerly of Mark Gee, Tioga County Record Book 444 at Page 429, said point of beginning having Pennsylvania state Plane Coordinates of N 636263.7 feet and E 2133814.9 feet, 1983 datum; THENCE north 21 degrees 32 minutes 07 seconds east along the center line of Smith Street a distance of 120.03 feet to a point, the northwest corner hereof; THENCE south 71 degrees 03 minutes 21 seconds east along lands now or formerly of Rose Hunter and along lands now or formerly of Paul Stone, passing over an iron pin found at a distance of 24.7 feet; a total distance of 261.67 feet to an iron pin found, the northwest corner hereof; THENCE south 16 degrees 33 minutes 36 seconds west along lands now or formerly of Randy Swain a distance of 125.42 feet to a found angle iron, the southwest corner hereof; THENCE north 69 degrees 55 minutes 07 seconds west along other lands now or formerly of Mark Gee, 0.48 acre lot, Tioga County Record Book 444 at Page 429, a distance of 272.37 feet to the point and place of BEGINNING, passing over an iron pin set at a distance of 22.2 feet from said point of BEGINNING.

CONTAINING 0.75 acres, as shown on a survey map by Duane Wetmore, PLS, dated May 2005, map# 54-05. All Bearings are Pennsylvania State Plane Grid.

FURTHER identified as tax parcel number 34-01.00-090

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

ALSO ALL THOSE certain lots of land situate in Tioga Township, Tioga County, Pennsylvania, bounded and described as follows:

LOT NO. 1: (erroneously missed in prior deed)

BEGINNING at the point where the southeast edge or line of Smith Street is intersected by the southwest property line of premises formerly owned by Cleone Cooper, now or formerly Mark Gee; thence North 35 degrees East along the south line of Smith Street a distance of 50 feet to a point; thence extending South 48 degrees 30 minutes East along lands formerly of Robert Bates, now or formerly of Paul Stone a distance of 117 feet to a point; thence extending South 26 degrees West along the right of way of the formerly New York Central Railroad, a distance of 51 feet to a point; thence extending North 48 degrees 30 minutes West along lands formerly of Cleone Cooper, now or formerly of Mark Gee, a distance of 120 feet to the point of BEGINNING.

CONTAINING AN AREA OF 6,000 Square feet of land, more or less. The starting point in the above description is a correction of the direction of the street line of Smith Street as set forth in prior deeds.

LOT NO.2:

BEGINNING at a point in the center of the road leading from Cowanesque Street Road southerly by and past the lands of the former Bayer Tannery property at a point 200 feet northwardly from the southwest corner of lands formerly of Julia Morse; THENCE eastwardly on a line parallel with the Cowanesque Street Road, 134 feet to a stake; THENCE northwardly on a line parallel with the road first mentioned leading by the former tannery lot, 50 feet to a stake; THENCE westwardly on a line parallel with the Cowanesque Street Road, 134 feet to the center of said first mentioned road; THENCE southwardly along the center of said road, 50 feet to the point on BEGINNING.

FURTHER identified as a portion of tax parcel number 34-01.00-089

Being the same premises which Carman D. Gee and Robin M. Gee; a married couple, by Deed dated 10/27/2020 and recorded 03/09/2021, in the Office of the Recorder of Deeds in and for the County of Tioga, in Deed Instrument No. 202102004, granted and conveyed unto Travis Porter, a single man.

Tax Parcel: 34-01.00-089 and 34-01.00-090

Premises Being: 27 Smith St, Tioga, PA 16946

PROPERTY ADDRESS: 27 SMITH STREET, TIOGA, PA 16946

UPI / TAX PARCEL NUMBER: 34-01.00-089 AND 34-01.00-090

**Seized and taken into execution to be sold as the property of TRAVIS SCOTT PORTER in suit of U.S. BANK
NATIONAL ASSOCIATION.**

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. 621-CV-2021

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, JANUARY 10, 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 of land situate in the Township of Nelson, County of Tioga and Commonwealth of Pennsylvania.

BEGINNING at a point in the centerline of Pennsylvania Route 49, which point is on the eastern boundary line of premises of Pearl Lewis; and thence South along the Eastern boundary line of premises of Pearl Lewis, 315 feet to a point; thence East parallel with the centerline of Pennsylvania Route 49, 300 feet to a point; thence North parallel with the eastern boundary line of premises of Pearl Lewis, 315 feet to a point in the center line of Pennsylvania Route 49; thence West along the centerline of Pennsylvania Route 49, 300 feet to a point, the place of beginning.

EXCEPTING AND RESERVING the following described tract heretofore conveyed to Laverne Casbeer: Beginning at a point in the centerline of Pennsylvania Route 49, which point is 300 feet East of the eastern boundary line of premises formerly of Pearl Lewis; and thence in a generally southerly direction 300 feet to a point, which is 221 feet East of the eastern boundary line of premises formerly of Pearl Lewis; thence East parallel with the centerline of the aforesaid traffic route 79 feet to a point; thence in a northerly direction to a point, the place of beginning.

BEING KNOWN AS: 9480 ROUTE 49 FKA R.R. BOX #2, ELKLAND, PA 16920

PROPERTY ID NUMBER: 26-01.00-012A

BEING THE SAME PREMISES WHICH HUGH H. HEALEY, A WIDOWER, BY HIS ATTORNEY IN FACT/AGENT, JOANN H. LINDER, SPECIALLY CONSTITUTED BY LETTER OF ATTORNEY DATED DECEMBER 12, 2000 BY DEED DATED 10/31/2002 AND RECORDED 12/16/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 0750 AT PAGE 2572, GRANTED AND CONVEYED UNTO JAMES O. BURROWS, NOW DECEASED AND JESSIE J. BURROWS, HUSBAND AND WIFE.

PROPERTY ADDRESS: 9480 ROUTE 49 F/K/A R.R. BOX #2, ELKLAND, PA 16920

UPI / TAX PARCEL NUMBER: 26-01.00-012A

Seized and taken into execution to be sold as the property of JESSIE J BURROWS in suit of REVERSE MORTGAGE SOLUTIONS, INC..

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 215-627-1322

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, JANUARY 10, 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 Burgess 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 CINDI 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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 58-CV-2021

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, JANUARY 10, 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 lying and being in the Township of Jackson, County of Tioga, and Commonwealth of Pennsylvania, bounded and described as follows:

STARTING at the Northeast corner of lands now or formerly of Frank Cole, at the junction of subject lot and said lands now or formerly of Frank Cole in the Center Line of Legislative Route 58073 (also known as Alder Run Road), a distance of 0.5 miles, more or less along said Center Line of said road, from Route 328, thence the BEGINNING;

BEGINNING at the most Northern Point of the subject lot, at a point in the centerline of Legislative Route 58073 (also known as Alder Run Road); the point and Place of BEGINNING. Thence along the center line of said road extending; thence South 55° 12' 59" East a distance of 20.32 feet; thence South 49° 40' 53" East a distance of 51.63 feet; thence South 44° 36' 07" East a distance of 80.03 feet; thence South 40° 18' 10" East a distance of 59.66 feet, to a point, the Northeast corner of the subject lot; Thence South 49° 41' 50" West a distance of 120.00 feet; to a point, the most southeastern point and corner of the subject lot; Thence North 40° 18' 10" West a distance of 118.71 feet; to a point, the southwest point and corner of the subject lot; thence North 07° 23' 28" East a distance of 135.70 feet; to a point, the place of BEGINNING.

CONTAINING 0.448 acres of land, more or less.

That said parcel was approved for subdivision by the Tioga County Planning Commission on the 19th day of August 1988, to Subdivision 88-64 and surveyed by Neal W. Costley, P.L.S. from the aforesaid.

EXCEPTING AND RESERVING/ the following described land:

ALL that certain lot, piece of parcel of land in the Township of Jackson, County of Tioga and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the center of a highway known as the Alder Run Highway near the house now or formerly of Cecil Wheeler, formerly of Amy Chamberlain lot; thence running Easterly along the center of said highway about 70 rods and 35 links; thence southeast 4 ½ rods; thence Southerly along lands now or formerly of Luther Andrews 45 rods to lands now or formerly of Walter Updyke; thence Westerly along said lands now or formerly of said Updyke about 45 rods; thence Northerly along lands now or formerly of Ella White about 93 rods to the place of beginning. Containing 23 acres of land, be the same more or less.

EXCEPTING AND RESERVING/ the following described land:

ALL that certain lot, piece or parcel of land in the Township of Jackson, County of Tioga and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the property line between lands now or formerly of Elmer Andrews and Florence M. Bump and Mildred R. Moore at a distance of 56 feet measured southerly along said line from the intersection of said line with the center line of Legislative Route 58073 (also known as the Alder Run Road); thence extending Southerly along the lands now or formerly of Elmer Andrews a distance of 37 rods; thence extending southerly along lands now or formerly of Gilbert and Harriet Updyke a distance of 8 rods to a corner; thence westerly along lands of now or formerly Gilbert and Harriet Updyke a distance of 45 rods to a corner; thence extending northerly along land now or formerly of Norman and Leora Everett a distance of 35 rods; thence extending northerly along lands now or formerly of Charles and Mary Driscoll a distance of 10 rods to a corner; thence extending East along lands now or formerly of Florence M. Bump and Mildred Moore a distance of 45 rods to the first mentioned point and point of beginning. The Grantors herein grant and convey unto the Grantee, his successors, administrators and assigns a right of way across lands of Grantors over a road formerly being a Township Road from the Alder Run Road to Trowbridge and as it exists at the signing of this deed. BEING the same land conveyed by Florence M. Bump, Single of Jackson Township, Tioga County, Pennsylvania, and Mildred R. Moore, of Watkins Glen, New York, herein to Elmer L. Andrews by deed dated March 23, 1962, and recorded in Tioga County Deed Book 312, at Page 110 from the aforesaid.

EXCEPTING- AND RESERVING/ the following described land:

ALL that certain lot, piece or parcel of land in the Township of Jackson, County of Tioga and State of Pennsylvania, bounded and described as follows:

LOT #1 BEGINNING at a point in the centerline of S.R. 1020 (L.R. 58073), said point being 0.5 mi from the easternmost intersection of said route with S.R. 0328 and the northeast corner of the herein described property; thence South 57° 04' 28" West, 274.21 feet, through an iron post set 25 feet from said centerline, to an iron post, the southeast corner hereof; thence North 81° 23' 57" West, 115.98 feet to an iron post, the southwest corner hereof; thence North 07° 23' 28" East, 326.65 feet along a fence line to an iron post; thence South 40° 18' 10" East, 118.71 feet to an iron post; thence North 49° 41' 50" East 120.00 to the centerline of S.R. 1020, being the Northeast corner of Lot #2 herein and passing through an iron post 25 feet from said centerline, thence by said centerline the following two courses and distances; South 40° 18' 10" East 51.48 feet; South 35° 51' 44" East, 172.78 feet to the point and place of beginning. CONTAINING 1.631 acres more or less, as described in a survey by Neal Costley and recorded in Tioga County Map file 155 Book 1988.

BEING the same premises conveyed to Wilma-Lea Champion from James Potter and Anna B. Potter, his wife, by deed dated July 5, 2005 and recorded on July 8, 2005 to Tioga County Instrument Number 200506047.

UNDER AND SUBJECT to the ultimate width and right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements of rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

BEING the same property conveyed to Burt Riley by Wilma-Lea Champion, by deed dated October 18, 2017, and recorded November 9, 2017, as Tioga County Instrument Number 201709590.

PROPERTY ADDRESS: 2446 ALDER RUN ROAD, MILLERTON, PA 16936

UPI / TAX PARCEL NUMBER: 17/02.00/020.//000

Seized and taken into execution to be sold as the property of BURT RILEY in suit of JACKSON TOWNSHIP MUNICIPAL AUTHORITY.

Attorney for the Plaintiff:
COX, STOKES & LANTZ, P.C
Wellsboro, PA 570-724-1444

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 387-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, JANUARY 10, 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 PARCEL OF LAND IN BOROUGH OF ELKLAND, TIOGA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN VOLUME 403 PAGE 768 ID# 13 PL04-002, BEING KNOWN AND DESIGNATED AS LOTS 1 AND 2 PLAN OF LOTS KNOWN AS THE COATES HILL TRACT AND BEING MORE PARTICULARLY DESCRIBED AS A METES AND BOUNDS PROPERTY AS FOLLOWS:

BEGINNING at a point on the western boundary line of premises of Elkland Leather Company, Inc. at a point which is 485 feet south of the New York State Line; and thence west 168 feet along the southern boundary line of Lot No. 13 of a plan of lots known as the Coates Hill Tract; thence south 110 feet to the northwest corner of Lot No. 3 of the aforesaid tract; thence east along the northern boundary line of Lot No. 3 168 feet to a point in the western boundary line of premises of Elkland Leather Company, Inc.; thence north along the western boundary line of premises of Elkland Leather Company, Inc. 110 feet to a point, the place of beginning, being Lots Nos. 1 and 2 of the aforesaid plan.

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM HOWARD GARDNER AND BONNIE GARDNER HUSBAND AND WIFE TO EDWARD A. GARDNER, DATED 04/26/1979 RECORDED ON 01/26/1981 IN VOLUME 403, PAGE 768 IN TIOGA COUNTY RECORDS, COMMONWEALTH OF PA.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 106 Coates Hill Road, Elkland, PA 16920

Parcel ID: 13/04.00/002.//000

BEING THE SAME PREMISES which Howard Gardner and Bonnie Gardner, by Deed dated April 26, 1979 and recorded January 26, 1991 in the Office of the Recorder of Deeds in and for the County of Tioga, Pennsylvania in Book 403, Page 768 granted and conveyed unto Edward A. Gardner in fee.

BEING THE SAME PREMISES which Edward A. Gardner and Elissa Gardner, by Deed dated November 20, 2007 and recorded December 11, 2007 in the Office of the Recorder of Deeds in and for the County of Tioga, Pennsylvania in Book 0774, Page 2714, Instrument No. 200711290 granted and conveyed unto Edward A. Gardner and Elissa Gardner in fee.

AND THE SAID Edward A. Gardner departed this life on or about September 6, 2011 thereby vesting title unto Elissa Gardner by operation of law.

PROPERTY ADDRESS: 106 COATES HILL ROAD, ELKLAND, PA 16920

UPI / TAX PARCEL NUMBER: 13/04.00/002.//000

Seized and taken into execution to be sold as the property of ELISSA GARDNER in suit of TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA 610-278-6800

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania