

# 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, MARCH 13, 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.

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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

**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, MARCH 13, 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.

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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 06/13/2019 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.

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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. 572-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, MARCH 13, 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.

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ALL THAT CERTAIN tract of land situate in the Township of Deerfield, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron rod set flush in the center line of Westfield Township T-645 at a point where said center line intersects the Westfield-Deerfield township line; thence along lands now or formerly of Duane Swimley, South 80 degrees 16 minutes 33 seconds East, 472.00 feet to an iron rod; thence South 09 degrees 43 minutes 27 seconds West, 30 feet along other lands of Jody Cary, et ux., to a point; thence South 84 degrees 33 minutes 41 seconds East, 43.74 feet still along other lands of Jody Cary to a point; thence South 17 degrees 16 minutes 15 seconds East, 546.17 feet still along other lands of Jody Cary, et ux., to a point in the centerline of an existing 20 foot wide joint use easement; thence along lands now or formerly of Arthur Dunbar, Jr. and along said 20 foot joint use easement the following four (4) courses and distances: North 35 degrees 34 minutes 44 seconds West, 143.71 feet; North 50 degrees 55 minutes 27 seconds West, 379.03 feet; North 52 degrees 02 minutes 23 seconds West, 346.22 feet; and North 12 degrees 46 minutes 24 seconds West, 67.89 feet to the point and place of beginning.

CONTAINING 2.97 acres, more or less, per survey of Duane Wetmore, P.L.S., dated April 10, 1985 and revised May 20, 1992. A copy of said map is being filed in Tioga County Map Book Year 1992 at page 71.  
HAVING THEREON ERECTED a dwelling house known and numbered as: 6584 Route 249, Westfield, PA 16950.

PARCEL #: 08-05.00-008-A 1/000

BEING the same premises which Jacqueline Margaret Avery, by deed dated February 28, 2014 and recorded March 10, 2014 at Tioga County Instrument No. 201401791, granted and conveyed unto Ryan E. Lampman.

UNDER AND SUBJECT, NEVERTHELESS, to such rights to use and convey water from a spring as set forth in deed from Samuel O. King and Flora King, his wife, to H.Z. Pride and Roy T. Pride by deed dated January 20, 1917 and recorded in Tioga County Deed Book 148 at page 529.

UNDER AND SUBJECT, NEVERTHELESS, to that part of a 20 foot wide boundary line maintenance access easement as is located on the above-described premises as was excepted in Deed from Terry L. Cary, et ux., to Jody L. Cary, et ux., dated November 21, 1990 and recorded in Tioga County Deed Book 530 at page 19.

ALSO GRANTING AND CONVEYING unto the Grantees, their heirs and assigns, the right to use, together with the Grantors, their heirs and assigns, that part of said 20 foot wide boundary line maintenance and access easement as is located on the remaining lands of Arthur Dunbar, Jr., et ux. Said center line of the 20 foot wide boundary line maintenance and access easement is the southern boundary line of the above-described premises.

UNDER AND SUBJECT, NEVERTHELESS, unto Arthur J. Dunbar, et ux., his heirs and assigns, the right to drain water onto the above-described premises from an existing diversion ditch located on the remaining lands of Arthur J. Dunbar.

ALSO GRANTING AND CONVEYING unto the Grantees, their heirs and assigns, the right to use a spring upon premises of Arthur J. Dunbar, together with the right to maintain, replace or repair a pipeline from said spring to the premises above described being conveyed to the Grantees herein, as was granted by Arthur J. Dunbar, et ux., in Deed dated May 25, 1985 and recorded in Tioga County Deed Book 437 at page 633.

UNDER AND SUBJECT to the Right of Way from Leroy F. Avery, et ux., to PPL Gas Utilities dated October 3, 2005 and recorded in Tioga County Recorder of Deeds at Instrument No. 200510041.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

PROPERTY ADDRESS: 6584 ROUTE 249, WESTFIELD, PA 16950

UPI / TAX PARCEL NUMBER: 08-05.00-008-A 1/000

**Seized and taken into execution to be sold as the property of RYAN E. LAMPMAN in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.**

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**Attorney for the Plaintiff:**  
PURCELL, KRUG & HALLER  
HARRISBURG, PA 717-234-4178

**FRANK LEVINDOSKI, Sheriff**  
TIOGA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 236-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, MARCH 13, 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.

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LAND SITUATED IN THE BOROUGH OF WESTFIELD IN THE COUNTY OF TIOGA IN THE STATE OF PENNSYLVANIA:

TRACT NO. 1: BEGINNING AT THE NORTHWEST CORNER OF A LOT OF LAND OWNED BY C.M. BENN; THENCE SOUTHERLY ALONG SAID C.M. BENN LANDS ABOUT 124 FEET TO A CORNER IN THE CENTER OF STEVENSON STREET; THENCE WESTERLY ALONG THE CENTER OF SAID STREET 60 FEET AND 8 INCHES TO A CORNER IN THE CENTER OF SAID STREET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID C.M. BENN LANDS AFORESAID ABOUT 128 FEET TO A CORNER IN THE SOUTH LINE OF LANDS OF HERMAN AND DELLA BEHRMAN; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BEHRMAN LANDS ABOUT 60 FEET AND 8 INCHES TO THE PLACE OF BEGINNING. CONTAINING, MORE OR LESS.

TRACT NO. 2: BEGINNING AT THE NORTHWEST CORNER OF THE LOT CONVEYED BY DELLA BEHRMAN TO FIRST PARTY HEREIN BY DEED OF EVEN DATED HERewith; THENCE BY LANDS OF THE M.R. PRITCHARD ESTATE, SOUTHERLY 75 FEET; THENCE EASTERLY BY LANDS OF RAY GEORGE AND MARCENE BENN, 73 FEET; THENCE BY OTHER LAND OF SAID FIRST PARTY NORTHERLY, 75 FEET; THENCE WESTERLY BY OTHER LAND OF DELLA BEHRMAN, 73 FEET TO THE PLACE OF BEGINNING. CONTAINING MORE OR LESS. IT BEING A STRIP OF LAND 73 FEET IN WIDTH FROM THE WESTERN END OF THE LOT CONVEYED BY DELLA BEHRMAN TO MAE WEEKS BY DEED OF EVEN DATE HERewith.

TRACT NO. 3: BEGINNING AT A POST, SAID POST BEING THE SOUTHEAST CORNER OF THE GRANTORS LANDS; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF LANDS OF THE HEREIN GRANTORS 72 FEET TO A POST; THENCE IN A WESTERLY DIRECTION ALONG THE LANDS OF THE SAID GRANTORS 47 FEET TO A POST; THENCE SOUTHERLY ALONG THE LANDS OF THE SAID GRANTORS 72 FEET TO A POST; THENCE EASTERLY ALONG THE LANDS OF OTIS MILES AND THE SAID GRANTEEES 47 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS: 137 STEVENSON STREET, WESTFIELD, PA 16950.

COURT DOCKET NO.: 236-CV-2021

TAX PARCEL ID: #41-016.00-026

TITLE TO SAID PREMISES IS VESTED IN Edward K. Bailey and Charlene C. Bailey, his wife, by Deed from Richard D. Marko and Robin Marko, his wife, dated May 21, 2001, and recorded on May 31, 2001 in Book 742, Page 7009, Instrument #200104876.

PROPERTY ADDRESS: 137 STEVENSON STREET, WESTFIELD, PA 16950

UPI / TAX PARCEL NUMBER: 41-016.00-026

Seized and taken into execution to be sold as the property of ESTATE OF CHARLENE C. BAILEY, ESTATE OF CHARLENE C. BAILEY, DECEASED, LAST RECORD OWNER/MORTGAGOR C/O KIM MCCAW AKA KATHRYN BAILEY MCCAW, KNOWN HEIR OF CHARLENE C. BAILEY, KIM MCCAW AKA KATHRYN BAILEY MCCAW, KNOWN HEIR OF CHARLENE C. BAILEY, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF CHARLENE C. BAILEY AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O KIM MCCAW AKA KATHRYN BAILEY MCCAW, KNOWN HEIR OF CHARLENE C. BAILEY, ESTATE OF CHARLENE C. BAILEY, DECEASED, LAST RECORD OWNER/MORTGAGOR C/O JACK BAILEY AKA JOHN EDWARD BAILEY, KNOWN HEIR OF CHARLENE C. BAILEY, JACK BAILEY AKA JOHN EDWARD BAILEY, KNOWN HEIR OF CHARLENE C. BAILEY, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF CHARLENE C. BAILEY AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O JACK BAILEY AKA JOHN EDWARD BAILEY, KNOWN HEIR OF CHARLENE C. BAILEY, ESTATE OF CHARLENE C. BAILEY, DECEASED, LAST RECORD OWNER/MORTGAGOR C/O CURT BAILEY AKA GEORGE C. BAILEY, KNOWN HEIR OF CHARLENE C. BAILEY, CURT BAILEY AKA GEORGE C. BAILEY, KNOWN HEIR OF CHARLENE C. BAILEY, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF CHARLENE C. BAILEY AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O CURT BAILEY AKA GEORGE C. BAILEY, KNOWN HEIR OF CHARLENE C. BAILEY, ESTATE OF CHARLENE C. BAILEY, DECEASED, LAST RECORD OWNER/MORTGAGOR C/O BETH BAILEY AKA ELIZABETH ANNE BAILEY, KNOWN HEIR OF CHARLENE C. BAILEY, BETH BAILEY AKA ELIZABETH ANNE BAILEY, KNOWN HEIR OF CHARLENE C. BAILEY, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF CHARLENE C. BAILEY AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O BETH BAILEY AKA ELIZABETH ANNE BAILEY, KNOWN HEIR OF CHARLENE C. BAILEY AND DAVID RICHARDSON, KNOWN HEIR OF CHARLENE C. BAILEY, DECEASED in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT.

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Attorney for the Plaintiff:  
ROMANO GARUBO & ARGENTIERI  
WOODBURY, 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, MARCH 13, 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.

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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 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..

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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. 683-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, MARCH 13, 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.

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ALL THAT LOT OF LAND SITUATE IN JACKSON TOWNSHIP, TIOGA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LANDS OF E. JOSEPHINE WHEELER AT THE INTERSECTION OF THE WESTERLY PROPERTY LINE OF EDSON SMITH WITH THE CENTER LINE OF LEGISLATIVE ROUTE 58073; THENCE EXTENDING SOUTH ALONG LANDS OF EDSON SMITH A DISTANCE OF 167 FEET TO A POINT; THENCE EXTENDING NORTH ALONG OTHER LANDS OF E. JOSEPHINE WHEELER TO THE CENTER OF LEGISLATIVE ROUTE 58073; THENCE EXTENDING EAST ALONG THE CENTER LINE OF LEGISLATIVE ROUTE 58073 A DISTANCE OF 167 FEET TO A POINT, SAID POINT BEING THE FIRST MENTIONED POINT AND POINT OF BEGINNING.

BEING LOT NO. 3 AND A PORTION OF LOT NO. 2 OF LANDS CONVEYED TO E. JOSEPHINE WHEELER BY GORDIE M. WHEELER AND LEWIS W. WHEELER BY DEED DATED MARCH 5, 1945 AND RECORDED IN TIOGA COUNTY DEED BOOK 240 AT PAGE 1.

THIS CONVEYANCE IS FROM PARENTS TO SON AND DAUGHTER-IN-LAW, THEREFORE, NO TRANSFER STAMPS ARE ATTACHED.

1486 ALDER RUN ROAD, MILLETON, PA 16936

APN: 17-PL03-068-A

BEING THE SAME PROPERTY CONVEYED TO LEWIS WYLAND WHEELER AND JUNE M. WHEELER, HIS WIFE BY DEED FROM NORMAN WHEELER AND E. JOSEPHINE WHEELER, HIS WIFE RECORDED 09/08/1969 IN DEED BOOK 335 PAGE 1093, IN THE OFFICE OF THE RECORDER OF DEEDS OF TIOGA COUNTY, PENNSYLVANIA.

Title to said premises is vested in Lewis W. Wheeler by deed from Norman Wheeler and E. Josephine Wheeler, husband and wife, dated November 10, 2014 and recorded December 5, 2014 in Instrument Number 201410482. The said Lewis W. Wheeler died on May 30, 2021 without a will or appointment of an Administrator, thereby vesting title in Barbara E. Knapp, Known Surviving Heir of Lewis W. Wheeler, Beth Peckham, Known Surviving Heir of Lewis W. Wheeler, Harold Wheeler, Known Surviving Heir of Lewis W. Wheeler, Daryl Wheeler, Known Surviving Heir of Lewis W. Wheeler, Lavere L. Wheeler, Known Surviving Heir of Lewis W. Wheeler, and Unknown Surviving Heirs of Lewis W. Wheeler by operation of law.

PROPERTY ADDRESS: 1486 ALDER RUN ROAD, MILLERTON, PA 16936

UPI / TAX PARCEL NUMBER: 17/03.00/068A/000

Seized and taken into execution to be sold as the property of BARBARA E. KNAPP, KNOWN SURVIVING HEIR OF LEWIS W. WHEELER, BETH PECKHAM, KNOWN SURVIVING HEIR OF LEWIS W. WHEELER, HAROLD WHEELER, KNOWN SURVIVING HEIR OF LEWIS W. WHEELER, DARYL WHEELER, KNOWN SURVIVING HEIR OF LEWIS W. WHEELER, LAVERE L. WHEELER, KNOWN SURVIVING HEIR OF LEWIS W. WHEELER, AND UNKNOWN SURVIVING HEIRS OF LEWIS W. WHEELER, BARBARA E. KNAPP, BETH PECKHAM BETH WHEELER, HAROLD WYLAND WHEELER, DARYL WHEELER, LAVERE LEWIS WHEELER AND UNKNOWN SURVIVING HEIRS OF LEWIS W. WHEELER in suit of AMERICAN ADVISORS GROUP.

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Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA

**FRANK LEVINDOSKI, Sheriff**  
TIOGA COUNTY, Pennsylvania