

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 43-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 08, 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.

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ALL THAT CERTAIN lot, tract and parcel of land situate in Richmond Township, Tioga County, Pennsylvania, bounded and described according to a survey by Boyer Kantz, R.S. of Wellsboro, Pennsylvania, dated June, 1973, as follows:

BEGINNING at a point in the center line of the Orebed Road (T-501); thence South 34 degrees 33 minutes 22 seconds West (through a stake set 11.54 feet from the center line of T-501) 256.83 feet to a point; thence North 61 degrees 55 minutes 22 seconds West 331.23 feet to a point; thence North 34 degrees 33 minutes 22 seconds East 256.83 feet (through a stake set 34.13 feet from the center line of T-501) to a point in the center line of T-501; thence along the center line of T-501 the following courses and distances: (1) South 70 degrees 33 minutes 02 seconds East 99.11 feet; (2) South 58 degrees 35 minutes 52 seconds East 198.76 feet; (3) South 56 degrees 26 minutes 25 seconds East 34.97 feet to the point and place of beginning.

BEING the same premises that Henry F. Bowen and M. Jean Bowen, his wife, by deed dated June 21, 1973 and recorded June 25, 1973 in the Office of the Recorder of Deeds of Tioga County, PA, in Volume 357 page 93, granted and conveyed unto Charles W. Bailey and Earlene M. Bailey, his wife, in fee.

GRANTING and CONVEYING unto the Grantee herein, Bradley R. Bailey, single, his heirs, successors and assigns, all of Grantor's right, title and interest in and to all oil, gas, and other minerals (the mineral interest) in an under and that may be produced from the above described premises along with the right to ingress, egress and regress and to do all things required to remove and market oil, gas and minerals.

FURTHER GRANTING and CONVEYING unto the Grantee herein, Bradley R. Bailey, single, his heirs and assigns, all of Grantor's right title and interest (100% of Grantor's proportionate share) now existing in any oil, gas and or mineral lease of record heretofore executed and that the Grantee, his heirs and/or assigns shall receive all interest to all future leases including, but not limited to, all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof.

UNDER and SUBJECT to any oil, gas and/or mineral lease of record heretofore executed, insofar as it covers the above described land from and after the date hereof.

FOR identification purposes only, being Tioga County Tax Parcel No. 29-05.00-006C-1 in the office of the Tioga County Tax Assessor.

PROPERTY ADDRESS: 999 OREBED ROAD, MANSFIELD, PA 16933

UPI / TAX PARCEL NUMBER: 29/05.00/006C/1/000

**Seized and taken into execution to be sold as the property of BRADLEY R. BAILEY in suit of CITIZENS & NORTHERN BANK.**

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Attorney for the Plaintiff:  
OWLETT & LEWIS, P.C.  
WELLSBORO, PA 570-723-1451

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 184-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 08, 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.

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ALL that certain piece, parcel, lot or tract of land lying and being situate in Lawrence Township, Tioga County, Pennsylvania, described as follows:

BEGINNING at a point, the Northwest corner hereof, said point being South 76 degrees East 42 feet; thence South 12 degrees West 50 feet from the Northeast corner of lands conveyed to Robert and Bernice Bliss by Floyd Douglas et ux by Deed dated October 20, 1933 and recorded in Tioga County Deed Book 200, page 450; thence from said point of beginning South 76 degrees East 100 feet to an iron pin; thence South 12 degrees West 174 feet to an iron pin on the North line of lands of Benjamin Schanck; thence North 77 degrees 20 minutes West 100 feet along lands of Benjamin Schanck and J.B. Kilmer to an iron pin, being the Southeast corner of lands of B. Short; thence North 12 degrees East 174 feet along lands of said Short and Bernice Bliss to the place of beginning.

TOGETHER with a right-of-way and passage over 500 foot right-of-way on lands now or formerly of Robert and Bernice Bliss adjoining the lands herein described on the West with access thereover Westerly to old Route 15 and Northerly so far as the same shall be accepted by Lawrence Township Supervisors upon dedication thereof.

ALSO, TOGETHER WITH the Grantor's right, title and interest in a certain right of user of a certain well as set forth in Deed from Bernice Bliss to Danforth Mattison and Donna Mattison dated November 17, 1967 and recorded in Tioga County Deed Book 330 at page 249.

The land herein described is designated as Lot No. 4 on Survey Map designated as Lot No. 2064 in the files of the Tioga County Recorder and is designated as Lot No. 100 on Tioga County Assessor's Map.

BEING KNOWN AS: 62 HILLVIEW LANE A/K/A 209 JUNCTION ROAD, TIOGA, PA 16946

PROPERTY ID: 19/03.00/100.//000

TITLE TO SAID PREMISES IS VESTED IN MICHAEL T. GILBERT BY DEED FROM LINDA WEST, EXECUTRIX OF THE ESTATE OF WILLIAM I. GILBERT, DECEASED, DATED NOVEMBER 17, 2000 RECORDED NOVEMBER 21, 2000 IN BOOK NO. 740 PAGE 8282 INSTRUMENT NO. 200009514

PROPERTY ADDRESS: 62 HILLVIEW LANE A/K/A 209 JUNCTION ROAD, TIOGA, PA 16946

UPI / TAX PARCEL NUMBER: 19/03.00/100.//000

**Seized and taken into execution to be sold as the property of MICHAEL T. GILBERT in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BASKED PASS-THROUGH CERTIFICATES, SERIES 2004-R3.**

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**Attorney for the Plaintiff:**  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
MT. LAUREL, NJ 855-225-6906

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 30-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, JANUARY 08, 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.

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ALL THAT CERTAIN PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF CHARLESTON, COUNTY OF TIOGA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE TERMINUS OF THE WEST LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY AND BEING IN THE WEST LINE OF LANDS NOW OR FORMERLY OF DENISE BAILEY, SAID POINT ALSO BEING SOUTH 75 DEGREES 59' 30" EAST A DISTANCE OF 228.68 FEET AND NORTH 17 DEGREES 16' 42" EAST A DISTANCE OF 298.82 FEET FROM THE CENTERLINE OF T-680 AT THE SOUTHWEST CORNER OF SAID BAILEY, THENCE LEAVING THE POINT OF BEGINNING NORTH 17 DEGREES 16' 42" EAST ALONG LANDS NOW OR FORMERLY OF DENISE BAILEY A DISTANCE OF 201.18 FEET TO AN IRON PIN SET, THE NORTHWEST CORNER HEREOF; THENCE SOUTH 66 DEGREES 30' 00" EAST ALONG LANDS NOW OR FORMERLY OF GABRIEL MEADE A DISTANCE OF 530.00 FEET TO AN IRON PIN SET, THE NORTHEAST CORNER HEREOF; THENCE SOUTH 23 DEGREES 29' 54" WEST ALONG LANDS NOW OR FORMERLY OF GABRIEL MEADE A DISTANCE OF 200.00 FEET TO AN IRON PIN SET, THE SOUTHEAST CORNER HEREOF; THENCE NORTH 66 DEGREES 30' 06" WEST ALONG LANDS NOW OR FORMERLY OF GABRIEL MEADE A DISTANCE OF 508.20 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.38 ACRES, MORE OR LESS, BEING LOT NO. 4 AS SHOWN ON A MAP BY DUANE WETMORE, PLS, MAP #114-95FF, DATED JULY 1999

TAX ID: 04/02.00/057A/3/000

Property Address (for informational purposes only): 1004 Lake Road f/k/a Lot #4 Township Road #680, Wellsboro, PA 16901

BEING the same premises which Timothy P. VanDuyne and Wendy L. VanDuyne, by deed dated October 4, 2000 and recorded October 20, 2000 at Deed Book 740, Page 4121 in the Office of the Recorder of Deeds of Tioga County, PA, granted and conveyed unto Louis L. Jones and Janice A. Jones, in fee. AND THE SAID Louis L. Jones passed away on or about July 5, 2001, thereby vesting title of the premises solely unto Janice A. Jones, in fee.

PROPERTY ADDRESS: 1004 LAKE ROAD F/K/A LOT #4 TOWNSHIP ROAD #680, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 04/02.00/057A/3/000

**Seized and taken into execution to be sold as the property of JANICE A. JONES AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUIS L. JONES, DECEASED in suit of FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST.**

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

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 298-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, JANUARY 08, 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.

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ALL that certain lot, piece or parcel of land situate, lying and being in Sullivan Township, Tioga County, Pennsylvania, bounded and described as follows:

Unit #64 of Sugar Branch Lake Estates as per the Declaration filed under the Unit Property Act found in Tioga County Deed Book 327, Page 1041, under and subject to that certain agreement concerning Lots #1 and #2 of the Sugar Branch Lake Estates entered into by Timberstand Inc. Edward Draucker. Reference is specifically made to the map which accompanies that said Declaration and which is found in Tioga County Map File #2922. The said lands are also described as follows:

BEGINNING at the Northwest corner hereof, said point being the Northeast corner of Lot #65; thence South 07 degrees 0 minutes 07 seconds West 209.12 feet; thence North 82 degrees 59 minutes 53 seconds West 97.88 feet; thence along the West line of Lot #63 North 07 degrees 0 minutes 07 seconds East 222.66 feet; thence South 88 degrees 20 minutes 36 seconds East. (erroneously referred to as West in prior deed) 98.83 feet to the point and place of beginning.

BEING the same premises conveyed by Cynthia L. Cooper n/k/a Cynthia C. Mapes, as Executrix, under the Last Will and Testament of Charles L. Cooper to Daren C. Thompson, by Deed dated July 21, 2022 and recorded on October 21, 2022 in the Tioga County Recorder of Deeds Office to Instrument Number 202208855.

PROPERTY ADDRESS: 64 SUGAR BRANCH LAKE ESTATES (VACANT LOT), TROY, PA 16947

UPI / TAX PARCEL NUMBER: 33/02T00/064//000

Seized and taken into execution to be sold as the property of DAREN CHARLES THOMPSON in suit of CARSON CONSUMER DISCOUNT COMPANY.

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Attorney for the Plaintiff:  
CARSON CONSUMER DISCOUNT COMPANY  
WELLSBORO, PA 570-724-1800

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 215-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, JANUARY 08, 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 Lawrence Township, Tioga County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Pennsylvania State Road 1028, said point being where the eastern boundary line of lands now or formerly of Ronald Wetmore and the western boundary line of the lands herein described intersects with the centerline of said road and being the Northwest corner of the lands herein described; thence from said point of beginning along the centerline of Pennsylvania State Road 1028 the following twenty (20) courses and distances: South 68 degrees 42 minutes 10 seconds East, 81.98 feet South 65 degrees 31 minutes 39 seconds East, 84.00 feet; South 62 degrees 34 minutes 27 seconds East, 145.78 feet; South 63 degrees 13 minutes 32 seconds East, 79.78 feet; South 65 degrees 42 minutes 56 seconds East, 101.07 feet; South 69 degrees 10 minutes 34 seconds East, 87.82 feet South 71 degrees 11 minutes 03 seconds East, 152.71 feet; South 69 degrees 44 minutes 34 seconds East, 91.51 feet; South 69 degrees 44 minutes 34 seconds East, 113.29 feet; South 69 degrees 14 minutes 15 seconds East, 73.39 feet; South 75 degrees 46 minutes 52 seconds East, 75.25 feet; South 82 minutes 04 seconds East, 72.35 feet; North 88 degrees 51 minutes 14 seconds East, 71.32 feet; North 86 degrees 39 minutes 42 seconds East, 123.52 feet; North 86 degrees 04 minutes 51 seconds East 62.27 feet; North 86 degrees 21 minutes 08 seconds East, 147.56 feet; North 88 degrees 11 minutes 06 seconds East, 117.90 feet; South 89 degrees 41 minutes 11 seconds East, 93.30 feet; North 06 degrees 12 minutes 19 seconds West, 62.19 feet; North 21 degrees 21 minutes 23 seconds West, 142.81 feet;

South 63 degrees 45 minutes 27 seconds East, 190.08 feet to a point, said point being the Northeast corner of the lands herein described; thence South 00 degrees 49 minutes 39 seconds West, 639.18 feet to an iron pin set; thence South 79 degrees 20 minutes 00 seconds West, 354.07 feet to a Cherry Tree; thence North 06 degrees 12 minutes 19 seconds West, 62.19 feet to an iron pin set; thence South 84 degrees 15 minutes 54 seconds West, 275.13 feet to an Ash Tree; thence North 21 degrees 21 minutes 23 seconds West, 142.81 feet to a sugar Maple Tree; thence South 79 degrees 08 minutes 21 seconds West, 280.38 feet to a point; thence South 73 degrees 02 minutes 10 seconds West, 304.15 feet to a Sugar Maple Tree; thence South 56 degrees 38 minutes 48 seconds West, 195.21 feet to a double Sugar Maple tree; thence South 88 degrees 29 minutes 13 seconds West, 221.92 feet to an iron pin set and being located in the eastern boundary line of lands now or formerly of John Hackett and being the Southwest corner of the land herein described; thence North 07 degrees 14 minutes 39 seconds East, 457.20 feet along lands of said John Hackett to an iron pin found; thence North 07 degrees 35 minutes 46 seconds East, 785.09 feet along lands of said Ronald Wetmore to a point in the centerline of Pennsylvania State Road 1028 being the point and place of beginning.

CONTAINING 37.38 acres and being designated as Lot #2 on that certain survey by Duane E. Wetmore, P.L.S. dated July 22, 1994. A copy of said survey being filed in Tioga County Map Book Year 1994 at page 113 and page 114.

BEING THE SAME PREMISES granted and conveyed unto Melanie L. Benz, single, by virtue of a Deed of Timothy C. Baker and Brenda S. Baker, husband and wife, dated February 28, 2013, and recorded in Tioga County Recorder of Deeds office on March 1, 2013, to Tioga County Instrument No. 201301695.

Subject to the same exceptions, restrictions, reservations, conditions as are contained in former deeds in the chain of title.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF

SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVED PROPERTY being known as: 2744 Buckwheat Hollow Road, Lawrenceville, PA 16929

IMPROVED PROPERTY consisting of: Single family home

PROPERTY IDENTIFICATION NUMBERS OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 19-04.00-045A-000-000 PIN CONTROL NUMBER: 00015920

PROPERTY ADDRESS: 2744 BUCKWHEAT HOLLOW ROAD, LAWRENCEVILLE, PA 16929

UPI / TAX PARCEL NUMBER: 19-04.00-045A-000-000

**Seized and taken into execution to be sold as the property of BENJAMIN BENZ, AND E.B., A MINOR, BY AND THROUGH HIS PARENT AND GUARDIAN BENJAMIN BENZ, LAST KNOWN HEIRS OF MELANIE L. BENZ, DECEASED, AND ANY AND ALL UNKNOWN HEIRS OF MELANIE L. BENZ, DECEASED, BENJAMIN BENZ, BENJAMIN BENZ AND E.B., A MINOR, BY AND THROUGH HIS PARENT AND GUARDIAN, BENJAMIN BENZ AND ANY AND ALL UNKNOWN HEIRS OF MELANIE L. BENZ, DECEASED in suit of COMMUNITY BANK, NA.**

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**Attorney for the Plaintiff:**  
HOURIGAN, KLUGER & QUINN P.C.  
KINGSTON, PA 570-287-3000

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 684-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 08, 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.

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ALL those certain tracts of land situate in the Borough of Westfield, Tioga County, Pennsylvania bounded and described as follows:

TRACT NO. 1: BEGINNING at a point in the center of Woodlawn Drive, said point being the Southeast corner thereof; thence Westerly along the lands formerly of Milton R. Wood and Leta O. Wood 132 feet; thence in a Northerly direction along the lands formerly of Milton R. Wood and Leta O. Wood 70 feet; thence in an Easterly direction along the lands of Vern Fay and lands formerly of Milton R. Wood and Leta O. Wood to the center of said Woodlawn Drive; thence along the center of Woodlawn Drive 70 feet to a point of beginning, this being Lot No. 2 in a plan of lots on Woodlawn Drive in the borough aforesaid.

TRACT NO. 2: BEGINNING in the center of Woodlawn Drive in the borough aforesaid, said point being the Southeast corner of premises of Francis D. Cole and Violet Cole; and thence in a Southerly direction along the center of Woodlawn Drive 35 feet more or less to a point; thence Westerly along lands of Milton R. Wood and Leta O. Wood 132 feet more or less to a post; thence Northerly along the lands of Cecil J. Brehaney and Milton R. Wood and Leta O. Wood 35 feet more or less to the Southwest corner of lands of Francis D. Cole and Violet Cole; thence Easterly along lands now or formerly of Francis D. Cole and Violet Cole 132 feet more or less to the place of beginning.

ALSO ALL that certain lot, tract or parcel of land situate in the Borough of Westfield, County of Tioga, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron post at the Northwest corner of the lands of the herein named grantees; thence Northerly; along the lands of Milton R. Wood sixty (60) feet to an iron post; thence Easterly along the lands of the herein named grantors, forty (40) feet to an iron post; thence Southerly, along the lands of prior grantors, forty (40) feet to an iron post; thence Southerly, along the lands of the said grantees, sixty (60) feet to an iron post; thence Westerly along the lands of the said grantees, forty (40) feet to the place of beginning.

CONTAINING twenty four hundred (2400) square feet, be the same more or less.

ALSO ALL that lot, piece of parcel of land situate in the Westfield Borough, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Woodlawn Drive, said point being located the following two (2) courses and distances from the point where the centerline of Woodlawn Drive intersects with the centerline of Mill Street; South 17 degrees 34 minutes 46 seconds East 93.20 feet and South 20 degrees 31 minutes 38 seconds East 38.98 feet, said point of beginning being the Northeast corner of the lot herein described; thence continuing along the centerline of Woodlawn Drive South 20 degrees 31 minutes 38 seconds East 34.63 and South 25 degrees 43 minutes 16 seconds East 27.65 feet to a point, being the Southeast corner hereof; thence South 77 degrees 35 minutes 14 seconds West 77.98 feet along other lands now or formerly of Clarence Savitz, et ux., to point, and being the Southwest corner hereof; thence North 14 degrees 32 minutes 49 seconds West 59.81 feet still along lands of Clarence Savitz, et ux., to a point, and said point being the Northwest corner of the lot herein described, and the Southwest corner of lands now or formerly of Carolyn Bleser Knapp; thence North 76 degrees 24 minutes 17 seconds East 68.97 feet to the point and place of beginning.

CONTAINING 0.101 of an acre 4,404 square feet more or less.

This lot is a lot addition to the adjoining above described lot to the south and to the west. As a lot addition, this parcel may not be sold separate and apart from adjoining lands of the Grantees herein without first obtaining appropriate planning commission

approval.

BEING THE SAME PREMISES which David W. Haner and Karen L. Haner, His Wife, by Deed dated 3/23/2012 and recorded in the Office of the Recorder of Deeds of Tioga County on 4/19/2012 in Instrument 201203781, granted and conveyed unto Charles R. Carl, Sr.

BEING known as 162 Woodlawn Drive, Westfield, PA 16950

PARCEL # 41/07A00/012.//000

CONTROL # 00019221

PROPERTY ADDRESS: 162 WOODLAWN DRIVE, WESTFIELD, PA 16950

UPI / TAX PARCEL NUMBER: 41/07A00/012.//000

**Seized and taken into execution to be sold as the property of ERNIE FULLER, SOLELY IN CAPACITY AS HEIR OF CHARLES R. CARL, SR. A/K/A CHARLES RAY CARL, SR., DECEASED, CHARLES CARL, JR., SOLELY IN CAPACITY AS HEIR OF CHARLES R. CARL, SR. A/K/A CHARLES RAY CARL, SR., DECEASED, SHAWN P. BAKER, SOLELY IN CAPACITY AS HEIR OF CHARLES R. CARL, SR. A/K/A CHARLES RAY CARL, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES R. CARL, SR. A/K/A CHARLES RAY CARL, SR., DECEASED, ERNIE FULLER, CHARLES CARL, JR., SOLELY IN CAPACITY AS HEIR OF CHARLES R. CARL, SR. A/K/A CHARLES RAY CARL, SR., DECEASED, SHAWN P. BAKER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES R. CARL, SR. AKA CHARLES RAY CARL, SR., 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. 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, JANUARY 08, 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.

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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

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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. 519-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 08, 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.

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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 L. SAWYER, THE UNITED STATES OF AMERICA AND JEFFREY R. SAWYER in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1.

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

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