

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, NOVEMBER 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.

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
TREVISO, PA

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, NOVEMBER 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.

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.

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. 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, NOVEMBER 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.

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.

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. 488-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, NOVEMBER 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.

All that lot of land situate in Delmar Township, Tioga County, Pennsylvania, bounded and described as follows:

Beginning at a point, said point being the centerline of T-802, said point being located north 38 degrees 33' 58" west, a distance of 749.9 feet from the western line of lands now or formerly of Richard Simmons and being the southernmost corner of the lot herein described;

Thence along the centerline of said T-802, the following four (4) courses and distances: north 40 degrees 05' 02" west, a distance of 67.91 feet to an angle point; north 45 degrees 35' 12" west, a distance of 140.50 feet to an angle point; north 47 degrees 55' 20" west, a distance of 86.98 feet to an angle point and north 55 degrees 54' 30" west, a distance of 47.91 feet to an angle point, the westernmost corner of the lot herein described;

Thence along residual lands of Stewart Lewis, (through an iron pin located 31.3 feet northeast of the centerline of T-802) north 52 degrees 52' 30" east, a distance of 637.21 feet to a set iron pin, the northernmost corner of the lot herein described;

Thence still along residual lands of Stewart Lewis, south 55 degrees 16' 32" east, a distance of 343.30 feet to a set iron pin, the easternmost corner of the lot herein described;

Thence still along residual lands of Stewart Lewis, south 51 degrees 55' 43" west, a distance of 688.35 feet (through an iron pin located 27.7 feet northeast of the centerline of T-802), to a point in the centerline of T-802, being the point and place of beginning.

Containing 5.00 acres, more or less, as shown on a survey dated January 27, 1998 and prepared by Duane E. Wetmore, P.L.S. a copy of said survey to be filed in Tioga County map year 1998.

Commonly Known As: 224 Knowlton Road Wellsboro, PA 16901

Court Docket No.: 488 CV 2023

Tax Parcel Id: #09/07.00/042A/000

Title To Said Premises Is Vested In Tina Peditto, single, by Deed from Stewart R. Lewis, single dated September 08, 1998, and recorded on October 20, 1998 in Book 724, Page 271

PROPERTY ADDRESS: 224 KNOWLTON ROAD, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 09/07.00/042A/000

Seized and taken into execution to be sold as the property of TIMOTHY M. GROSS AND TINA PEDITTO A/K/A TINA K. GROSS, TIMOTHY M. GROSS AND TINA K. GROSS TINA PEDITTO in suit of J.P. MORGAN ACQUISITION CORP..

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. 685-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, NOVEMBER 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.

All that certain piece, parcel or tract of land situate in the Borough of Mansfield, in the County of Tioga and Commonwealth of Pennsylvania, bounded and described as follows, to Wit:

Beginning at a stake on the East side of the road leading from the foot of Pickle Hill to Elmira Street in said Borough, said road being known as Extension Street; thence North 85-1/2 degrees East 200 feet to a post; thence South 4-1/2 degrees East 75 feet to a post at the Northeast corner of lot now or formerly of Freeman Gaylord; thence along said Gaylord lot South 85-1/2 degrees West 200 feet to said Extension Street; thence along the same North 4-1/2 degrees West 75 feet to the place of beginning.

BEING known and numbered as 56 Extension Street, Mansfield, PA 16933

Being the same property conveyed to Edward E. Moore, Jr., single who acquired title by virtue of a deed from Edward E. Moore, Jr., single and Kathi Moore, single, dated December 20, 2021, recorded December 20, 2021, at Instrument Number 202110921, Office of the Recorder of Deeds, Tioga County, Pennsylvania.

Parcel No.: 23-04A00-009

PROPERTY ADDRESS: 56 EXTENSION STREET, MANSFIELD, PA 16933

UPI / TAX PARCEL NUMBER: 23-04A00-009

Seized and taken into execution to be sold as the property of EDWARD E. MOORE, JR. AND KATHI MOORE,
EDWARD E. MOORE, JR. AND KATHI MOORE in suit of WELLS FARGO BANK, N.A..

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-222-4921

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10-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, NOVEMBER 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.

ALL THAT CERTAIN lot or piece of ground situate in Ward Township, County of Tioga, Commonwealth of Pennsylvania.

BEGINNING at a point in the centerline of a 50-foot wide private road leading from State Forest Road, known as Old Possession Road, said point of beginning being the northwest corner of Lot No. 15 of Subdivision of lands of Northeast, Inc., Fallbrook Subdivision, Phase IV and being the southwest corner of the lands herein described; thence along the centerline of said 50-foot private road the following four (4) courses and distances: (1) North 36° 44' 45" East 37.52 feet, (2) North 14° 44' 21" East 116.02 feet, (3) North 09° 01' 38" East 156.76 feet, and (4) North 04° 43' 31" East 194.62 feet to a point, said point being the southwest corner of Lot No. 12 of said subdivision; thence South 81° 58' 42" East 813.34 feet along the southern boundary line of said Lot No. 12 to a point, said point being the southeast corner of Lot No. 2 of said subdivision; thence South 76° 47' 05" East 298.27 feet along the southern boundary line of said Lot No. 2 to a point, said point being the southeast corner of Lot No. 2 and the southwest corner of Lot No. 1 of said subdivision and being the northeast corner of the lot herein described; thence South 00° 34' 28" East 430.03 feet along Tioga State Forest Lands to a point, said point being the northeast corner of Lot No. 15 of said subdivision and the southeast corner of the lot herein described; thence North 84° 13' 23" West 1,198.52 feet along the northern boundary line of said Lot No. 15 to the point and place of beginning.

CONTAINING 12.31 acres, more or less, and being designated as Lot No. 13 of Subdivision of lands of Northeast, Inc., Fallbrook Subdivision, Phase IV, and being described in accordance with that certain survey by A. Michael Aimonetti, Professional Surveyor, dated November 1989. A copy of said survey being filed in Tioga County Map Year 1993, Map No. 35.

BEING the same premises conveyed to Robert J. Wagnecz and Bobbie J. Wagnecz, husband and wife, by deed from Leon J. Nouse and Brenda L. Nouse, husband and wife, dated October 17, 2014 and recorded immediately prior to the recording of this instrument.

PROPERTY ADDRESS: 209 WEIDMAN LANE, TROY, PA 16947

UPI / TAX PARCEL NUMBER: 37/02.00/024./04-13/000

Seized and taken into execution to be sold as the property of ROBERT J. WAGNECZ AND BOBBIE J. WAGNECZ,
ROBERT JOSEPH WAGNECZ AND BOBBIE JO WAGNECZ in suit of CITIZENS & NORTHERN BANK.

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. 354-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, NOVEMBER 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.

That certain single-wide mobile home presently located in Tioga County, PA, being more particularly identified as a 1994 Pine Grove SW Model# 409 with Serial# GP39192 located at 957 South Main Street, Lot 25, Mansfield, PA 16933.

PROPERTY ADDRESS: 957 SOUTH MAIN STREET, LOT 25, MANSFIELD, PA 16933

Seized and taken into execution to be sold as the property of PEGGY L. WILSON in suit of CITIZENS & NORTHERN BANK.

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. 561-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, NOVEMBER 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.

All that lot of land situate in Putnam Township, Tioga County, Pennsylvania, bounded and described as follows:

Beginning at a point, said point being at the intersection of the center line of a culvert and the southern edge of a 16-foot alley, said point also being, southwesterly 29 feet and 8 inches from the southwestern corner of the Mills House and 37 feet northwesterly from a 10-inch apple tree; thence along the lands of Reed Cleveland, south 23 degrees west 82 1/2 feet to an iron pin, said iron pin being the southern corner of the lot herein described; thence north 70 degrees west along lands of Reed Cleveland, 110 feet to an iron pipe, being the western corner of the land herein described; thence North 23 degrees east 88 feet along the lands of Reed Cleveland to an iron pipe, said iron pipe being the northern corner of the lands herein described and said iron pipe being situate on the southern boundary of said 16-foot alley; thence south 67 degrees east 110 feet along said alley to the place of beginning.

Containing 9,377 Square feet more or less, as surveyed by E. O. Mudge on December 28, 1956, said survey being filed in the Recorder's Office of Tioga County in Map File No. 1630.

BEING the same premises conveyed by Burton W. Cleveland and Sarah Cleveland, his wife, to Lawrence A. Kshir and Linda L. Kshir, his wife, by a deed dated November 7, 1968 and recorded November 12, 1968 at Tioga County Deed Book 332 at page 868.

This is a conveyance from a mother to son and is therefore exempt from all state and local realty transfer taxes.

PROPERTY ADDRESS: 13 BROAD ALLEY, COVINGTON, PA 16917

UPI / TAX PARCEL NUMBER: 28-02A00-006

Seized and taken into execution to be sold as the property of SCOTT R. KSHIR in suit of FIRST CITIZENS COMMUNITY BANK.

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. 245-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, NOVEMBER 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.

ALL THAT CERTAIN lot, tract or parcel of land situate in Charleston Township, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of State Highway No. 236 in said Township which leads from Wellsboro to Charleston, said point being further described as the Southwest corner of a farm road now or formerly belonging to Mark LeValley, et ux, where it intersects with said State Highway No. 236; THENCE Northwesterly along the Southwest corner of said farm road 300 feet to a point, the Northeast corner hereof; THENCE Westerly parallel with the said State Highway No. 236, 222 feet to a point, the Northwest corner hereof; THENCE Southerly along other lands now or formerly of Mark LeValley, et ux, 344 feet to the North side of the said State Highway No. 236; THENCE along the Northerly side of the said State Highway No. 236, 300 feet to the point and place of beginning.

BEING THE SAME PREMISES which Joanne R. McAfee, single and Lynn A. Smith, single, by Deed dated May 24, 2006 and recorded on June 2, 2006, in the Tioga County Recorder of Deeds Office at Deed Book Volume 767 at Page 889, as Instrument No. 200605709, granted and conveyed unto Joanne R. McAfee, Carol A. Kosta, and Bobbie A. Kosta, as joint tenants with the right of survivorship. The said Joanne R. McAfee departed this life on or about November 14, 2020, thereby vesting title to Carol A. Kosta and Bobbie A. Kosta by operation of law.

PROPERTY ADDRESS: 327 CHARLESTON ROAD, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 04/03.00/034/000

Seized and taken into execution to be sold as the property of BOBBIE A. KOSTA AND CAROL A. KOSTA, BOBBIE A. KOSTA AND CAROL A. KOSTA in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

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. 346-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, NOVEMBER 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.

ALL that lot of land situate in the Township of Charleston, Tioga County and Commonwealth of Pennsylvania, bounded and described according to a survey of B. Kantz, R.S. dated July 12, 1961, as follows:

BEGINNING at a point in the centerline of Legislative Route 58014 at the Northwest corner of the lot herein described; thence South 3 degrees 32 minutes East a distance of 188.7 feet along the centerline of Legislative Route 58014 to a point; thence extending North 87 degrees 23 minutes West a distance of 204 feet along lands of K. Spencer to an iron pin; thence extending North 3 degrees 45 minutes West a distance of 175 feet along lands of K. Spencer to an iron pin; thence extending North 88 degrees 46 minutes East a distance of 203 feet along lands of M. Johns to a point in the centerline of Legislative Route 58014, said point being the first mentioned point and point of beginning.

BEING THE SAME PREMISES granted and conveyed unto Justin J. Pier, single, by virtue of a Deed of Chris L. Defrain, Executor of the Estate of Beverly Ann Defrain, a/k/a Beverly A. Defrain, dated August 7, 2014, and recorded in Tioga County Recorder of Deeds office on August 11, 2014, to Tioga County Instrument No. 201406088.

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: 1581 Shumway Hill Road, Wellsboro, PA 16901

IMPROVED PROPERTY consisting of: Single family home

PROPERTY IDENTIFICATION NUMBERS OF THE ABOVE-DESCRIBED PREMISES':

Map/Parcel/Plate: 04-05.00-007-000-000

PIN CONTROL NUMBER: 00001595

PROPERTY ADDRESS: 1581 SHUMWAY HILL ROAD, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 04-05.00-007-000-000

Seized and taken into execution to be sold as the property of JUSTIN J. PIER in suit of COMMUNITY BANK, N.A..

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN, P.C.
KINGSTON, PA

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania