

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 398-CV-2025

Issued out of the Court of Common Pleas of Tioga County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Tioga County Courthouse in the City of Wellsboro County of Tioga, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 12, 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 tract of land situate in the Borough of Elkland, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of West Main Street, which point is the southeast corner of other land of G.K. and Mae A. Smith; thence running North or Northerly along the eastern boundary line of said lands 200 feet; thence East or Easterly in a line parallel with the center of said West Main Street 73 feet to lands of E.D. and R.H. Stull; thence South or Southerly in a line parallel with the first line herein given 200 feet to the center of said West Main Street; thence West or Westerly along the center of said West Main Street 73 feet to the place of beginning.

CONTAINING more or less, an area of land.

BEING THE SAME PREMISES which Maria Phelps, by Deed dated 7/8/2022 and recorded in the Office of the Recorder of Deeds of Tioga County on 7/8/2022 in Deed Instrument 202205606, granted and conveyed unto Thomas J. Bell, Sr.

Thomas J. Bell, Sr. departed this life on 11/24/2023.

BEING known as 413 West Main Street, Elkland, Pennsylvania 16920

PARCEL# 13/03A00/002./000

PROPERTY ADDRESS: 413 WEST MAIN STREET, ELKLAND, PA 16920

UPI / TAX PARCEL NUMBER: 13/03A00/002./000

Seized and taken into execution to be sold as the property of PEGGY C. BELL, AS ADMINISTRATRIX OF THE ESTATE OF THOMAS J. BELL, 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. 237-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 12, 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 piece or parcel of land situate in Clymer Township, Tioga County, Pennsylvania, known as 1034 Locust Street, Sabinsville, PA 16943-0097, described as follows:

Bounded on the North by lands n/f of Phenie Beach;

On the East by lands n/f of G.A. Stebbins;

On the South by land n/f of Thomas Baker, formerly of F.N. Chilson; and

On the West by the center of Church Street.

CONTAINING $\frac{3}{4}$ of an acre of land, more or less, and being 10 rods deep, East and West, and $4 \frac{1}{3}$ rods in width, North and South.

BEING the same premises conveyed by Howard M. Rushmore to Barrie L. Bowen by Deed dated June 13, 2018, and recorded June 27, 2018, as Tioga County Instrument Number 201805832.

UNDER AND SUBJECT TO, nevertheless, to all grants, exceptions, reservations, restrictions, easements, rights-of-way and conditions contained or referred to in prior deeds in the chain of title and all matters that an inspection and/or survey of the property would reveal.

PROPERTY ADDRESS: 1034 LOCUST STREET, SABINSVILLE, PA 16943

UPI / TAX PARCEL NUMBER: 06/02S00/041./000

Seized and taken into execution to be sold as the property of BARRIE L. BOWEN in suit of CLYMER TOWNSHIP MUNICIPAL AUTHORITY.

Attorney for the Plaintiff:
CLYMER TOWNSHIP MUNICIPAL AUTHORITY

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Tioga County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Tioga County Courthouse in the City of Wellsboro County of Tioga, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 12, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

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

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

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

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

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

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

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

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

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

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

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania