

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 771-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, MAY 13, 2026**  
**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 JACKSON TOWNSHIP, TIOGA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF TOWNSHIP ROAD T-896, SAID POINT BEING THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF MARTIN HENDRICK AND A SOUTHEAST CORNER OF THE LOT HEREIN DESCRIBED:

THENCE (THROUGH AN IRON PIN SET 25.4 FEET WEST OF THE CENTERLINE) ALONG THE NORTHERN LINE OF LANDS OF MARTIN HENDRICK, NORTH 81 DEGREES 57 MINUTES 14 SECONDS WEST, A DISTANCE OF 495.59 FEET TO AN IRON PIN, THE NORTHWEST CORNER OF SAID HENDRICK; THENCE ALONG THE WESTERN LINE OF LANDS OF MARTIN HENDRICK, SOUTH 05 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 291.24 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF LANDS OF MARTIN HENDRICKS AND THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF EMMA HAMMER; THENCE ALONG THE WESTERN LINE OF LANDS OF SAID HAMMER, SOUTH 06 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 354.75 FEET TO AN IRON PIN LOCATED IN THE NORTHERN LINE OF LANDS OF DONALD S. CONGDON, THE SOUTHWEST CORNER OF LANDS OF EMMA HAMMER AND THE SOUTHEAST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE ALONG THE NORTHERN BOUNDARY LINE OF LANDS OF DONALD S. CONGDON AND THE NORTHERN BOUNDARY LINE OF LANDS NOW OR FORMERLY OF ELEANOR P. ROCHFORD, NORTH 81 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE OF 758.29 FEET TO AN IRON PIN LOCATED IN THE NORTHERN LINE OF LANDS OF ELEANOR P. ROCHFORD. THE SOUTHEAST CORNER OF LANDS OF MAXWELL WALES AND THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE ALONG THE EASTERN BOUNDARY LINE OF LANDS OF MAXWELL WALES AND AN EXISTING FENCELINE, NORTH 06 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 726.28 FEET TO AN IRON PIN LOCATED IN THE LINE OF LANDS OF MAXWELL WALES, THE NORTHWEST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE STILL ALONG LANDS OF MAXWELL WALES AND AN EXISTING FENCELINE, SOUTH 81 DEGREES 38 MINUTES 10 SECONDS EAST, A DISTANCE OF 1251.16 FEET (THROUGH AN IRON PIN LOCATED 30.00 FEET WEST OF THE CENTERLINE), TO A POINT IN THE CENTERLINE OF TOWNSHIP ROAD T-896, THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE ALONG THE CENTERLINE OF TOWNSHIP ROAD T-896, SOUTH 05 DEGREES 12 MINUTES 34 SECONDS WEST, A DISTANCE OF 75.61 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 13.51 ACRES, AS PER SURVEY NO. 101-90-34, DATED AUGUST 13, 1990, PREPARED BY DUANE WETMORE, P.L.S

ALSO KNOWN AS 175 Trowbridge Station Rd, Millerton, PA 16936  
PARCEL ID 17-04-00-003

BEING the same premises which Joel D. Uhler and Linell R. Uhler by Deed dated July 25, 2017 and recorded in the Office of Recorder of Deeds of Tioga County on July 28, 2017 at Instrument# 201706419 granted and conveyed unto Joel D.Uhler.

PROPERTY ADDRESS: 175 TROWBRIDGE STATION ROAD, MILLERTON, PA 16936

UPI / TAX PARCEL NUMBER: 17-04-00-003

**Seized and taken into execution to be sold as the property of JOEL D UHLER in suit of VILLAGE CAPITAL & INVESTMENTS LLC.**