

# 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, MAY 14, 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

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. 687-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, MAY 14, 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 two lots of land situate in Liberty Borough, Tioga County, Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at a stake located on the Williamson Road, near the Northeast corner of Lot No. 2 hereinafter described and the Northwest corner of the lot herein described; thence along Lot No. 2 in a southerly direction a distance of approximately 208 feet to a post, the Southeast corner of Lot No. 2 and the Southwest corner of the lot herein described; thence along an alley in an easterly direction a distance of 52 feet to a post; the Southeast corner of the lot herein described; thence along a 40-foot wide street in a northerly direction a distance of 208 feet to a point on the Williamson Road, the Northeast corner of the lot herein described; thence along the Williamson Road in a westerly direction a distance of 52 feet to the point and place of beginning. CONTAINING one-fourth (1/4) of an acre of land, more or less. Being designated on Tioga County Assessment Map as District 22, Plate 4, Parcel 17.

LOT NO. 2: BEGINNING at a post on the South side of Williamson Road near the Northwest corner of Lot No. 1 and the Northeast corner of the lot herein described; thence along Lot No. 1 hereinabove described in a southerly direction a distance of approximately 195 feet to a post on an alley, the Southeast corner of the lot herein described; thence along said alley in a westerly direction a distance of approximately 52 feet to a post, the Southwest corner of the lot herein described; thence along another alley in a northerly direction a distance of approximately 195 feet to a post on Williamson Road, the Northwest corner of the lot herein described; thence along the southern edge of Williamson Road in an easterly direction a distance of 52 feet to the place of beginning. CONTAINING one-fourth (1/4) of an acre, more or less. Being designated on Tioga County Assessment Map as District 22, Plate 4, Parcel 17.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 28 EAST HILL STREET, LIBERTY, PA 16930

PARCEL#: 22/04B00/017.//000  
CONTROL#: 00010429

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.

BEING THE SAME PREMISES WHICH Lewis M. Meixel, et ux., by Deed dated August 24, 2020, recorded August 31, 2020, in the Office of the Recorder of Deeds in and for Tioga County, Pennsylvania, at Instrument No. 2020-06091, granted and conveyed unto Noah A. Corwin.

TO BE SOLD AS THE PROPERTY OF NOAH A. CORWIN UNDER TIOGA COUNTY JUDGMENT NO. 687-CV-2024

PROPERTY ADDRESS: 28 EAST HILL STREET, LIBERTY, PA 16930

UPI / TAX PARCEL NUMBER: 22/04B00/017.//000

**Seized and taken into execution to be sold as the property of NOAH A. CORWIN 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. 339-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, MAY 14, 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, tract or parcel of land situate in the Borough of Mansfield, Tioga County, Pennsylvania bounded and described as follows:

BEGINNING at a point in the centerline of U.S. Route 15 (South Main Street), the Southeast corner hereof and the Northeast corner of lands now or formerly of William D. Farrer; thence South 86 degrees 08 minutes 05 seconds West along said lands of William S. Farrer through an iron rod reference pin set 23.68 feet from the centerline of U.S. Route 15 a distance of 420.56 feet to an iron rod corner, the Southwest corner hereof; thence North 08 degrees 29 minutes West along lands now or formerly of the Mansfield Joint School Authority a distance of 42.00 feet to an iron rod corner; thence North 17 degrees 10 minutes East along said lands of the Mansfield Joint School Authority a distance of 58.99 feet to an iron rod corner, the Northwest corner hereof; thence North 88 degrees 10 minutes 25 seconds East along lands now or formerly of Leonard N. Snyder a distance of 397.16 feet through a spike set in asphalt driveway 25.0 feet from the centerline of U.S. Route 15 to a point in the centerline of U.S. Route 15, the Northeast corner hereof; thence South 07 degrees 54 minutes 51 seconds East along the centerline of U.S. Route 15 a distance of 83.00 feet to the Southeast corner hereof, the point and place of beginning.

CONTAINING 37,307 square feet or 0.856 of an acre, more or less, in accordance with a survey dated June 28th, 1978 by Bruce N. Mainus, under the direction of Boyer Kantz, R.S. of Wellsboro, Pennsylvania.

The above described property is subject to an easement to the United States of America as recorded in Tioga County Deed Book 377 at page 641.

Being the same premises which Marha Donahue, by Deed dated 06/11/2012 and recorded 06/18/2012, in the Office of the Recorder of Deeds in and for the County of Tioga, in Deed Instrument No. 201206148, granted and conveyed unto Brian L. Hawk, in fee.

Tax Parcel: 23/06D00/039./000.

Premises Being: 146 S. Main Street, Mansfield, PA 16933

PROPERTY ADDRESS: 146 S. MAIN STREET, MANSFIELD, PA 16933

UPI / TAX PARCEL NUMBER: 23/06D00/039./000

Seized and taken into execution to be sold as the property of BRIAN L. HAWK in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

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

**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, MAY 14, 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. 502-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, MAY 14, 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 or lot of land situate in Jackson Township, Tioga County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of State Highway Route 84 in the village of Jackson Summit; thence through an iron pipe South 6 degrees West 154 feet to an iron pin; thence North 85 degrees West 97 feet to an iron pin; thence North 9 degrees West 129 feet 3 inches to a point in the center line of said road, being also in the center of a culvert; thence North 81 degrees East 133 feet to a point of beginning.

BEING the same premises conveyed by Christina M. Wolfe and Robert W. Wolfe, her husband and Tammy G. Simpson and Kress A. Simpson, her husband, to Joshua D. Fish and Julie A. Fish, husband and wife, by Deed dated February 24, 2017 and recorded February 27, 2017 in the Tioga County Recorder of Deeds Office to Instrument Number 201701916.

PROPERTY ADDRESS: 3012 ROUTE 328, MILLERTON, PA 16936

UPI / TAX PARCEL NUMBER: 17/03.00/052.//000

Seized and taken into execution to be sold as the property of JOSHUA D. FISH AND JULIE A. FISH, JOSHUA D. FISH AND JULIE A. FISH in suit of CITIZENS & NORTHERN BANK.

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Attorney for the Plaintiff:  
BRIAN S. DUFF  
WELLSBORO, PA

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 678-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, MAY 14, 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.

34-02.00-25A

ALL that certain tract of land situate in Tioga Township, Tioga County, Pennsylvania, designated as Lot "A", as surveyed by Land Services Group- Cunningham Surveyors, dated September 9, 2013, titled "Subdivision of Land Belonging to Leon S. Parker and Phyllis J. Parker" and filed in the Tioga County Courthouse to Instrument No. 201309293, being bounded and described as follows: BEGINNING at a point in the center of a bridge at or near the centerline intersection of Mitchell Creek and Route 287, said point being a corner in common with lands of Gordon M. Wood, having a reference of Record Book 737 at page 7217, and being the southernmost corner of the lot herein described;

THENCE, leaving the centerline of Route 287 and generally along the centerline of Mitchell Creek, North 46° 33' 05" West, a distance of 163.99 feet to a point, being a corner in common with remaining lands of Leon S. Parker, et ux, shown as Lot "B" on the above referenced subdivision plan, and the westernmost corner of the lot herein described;

THENCE, leaving the centerline of Mitchell Creek and along remaining lands of Leon S. Parker, et ux, North 37° 09' 49" East, a distance of 248.76 feet to a point, said point being the northernmost corner of the lot herein described;

THENCE, continuing along remaining lands of Leon S. Parker, et ux, South 46° 02' 04" East, a distance of 164.16 feet to a point along the centerline of aforementioned Route 287, said point being the easternmost corner of the lot herein described;

THENCE, leaving remaining lands of Leon S. Parker, et ux, and along the centerline of Route 287, South 37° 09' 49" West, a distance of 248.76 feet to the POINT OF BEGINNING.

CONTAINING 0.928 acres or 40,426 square feet of land.

EXCEPTING AND RESERVING unto prior Grantors, Leon S. Parker and Phyllis J. Parker, their heirs and assigns, a 25-foot wide access easement for residential and commercial vehicular ingress, egress and regress, the centerline of said access easement being described as follows:

BEGINNING at a point along the centerline of Route 287, said point being located N 37° 09' 49" East, 50.0 feet from a point in the center of a bridge crossing Mitchell Creek, said point being the point of beginning of the lot hereinabove described; THENCE through Lot "A" as hereinabove described North 46° 33' 05" W, 163.99 feet to a point along a southeasterly line of remaining lands of Leon S. Parker, et ux.

ALSO granting and conveying to the Prior Grantees herein, their heirs and assigns, a Non-Exclusive Parking Easement Area and Sewage Replacement Easement Area on remaining lands of Leon S. Parker, et ux, shown as Lot "B" on the above referenced subdivision plan the terms and conditions of which are outlined in the Easement Agreement between the Parties hereto previously recorded.

TOGETHER WITH and subject to covenants, easements and restrictions of record.

As of the date of this deed recording, the property described herein is and shall be dedicated for the express purpose of existing commercial use. No portion of this property has been approved by Tioga Township or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the Department of Environmental Protection have both approved sewage facilities planning for the property described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Section 750.1 et seq.) And regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivide of any portion of this property

should contact appropriate officials of Tioga Township, which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

BEING the same premises conveyed to Maria Phelps from Maria Phelps and Gerald Phelps, Jr., by Deed dated November 19, 2019 and recorded in the Tioga County Recorder of Deeds office on December 11, 2019 at Instrument Number 201909330.

34-02.00-25

ALSO ALL that certain tract of land situate in Tioga Township, Tioga County, Pennsylvania, designated as Lot "B", as surveyed by Land Services Group-Cunningham Surveyors, dated September 9, 2013, titled "Subdivision of Lands Belonging to Leon S. Parker and Phyllis J. Parker" and filed in the Tioga County Courthouse to Instrument No. 201309293, being bounded and described as follows:

BEGINNING at a point in the center of Route 287, said point being a corner in common with lands of Gordon M. Wood, having a reference of Record Book 737 at page 7217, and being the easterlymost corner of the lot herein described: THENCE, leaving lands of Gordon M. Wood and with the centerline of Route 287, South 37° 09' 44" West, a distance of 143.00 feet to a point; and, South 37° 09' 49" West, 7.00 feet to a point, being the easterlymost corner of Lot "A" as shown on the above referenced subdivision plan; THENCE, leaving the centerline of Route 287 and along Lot "A", North 45° 02' 04" West, a distance of 164.16 feet to a point; and South 37° 09' 49" West, a distance of 248.76 feet to a point along the centerline of Mitchell Creek, said point being along aforementioned lands of Gordon M. Wood; THENCE, leaving Lot "A" and with the centerline of Mitchell Creek, and along lands of Gordon M. Wood, North 46° 33' 05" West, a distance of 248.17 ft. to a point; THENCE, leaving the centerline of Mitchell Creek and along lands of Gordon M. Wood the following six (6) courses and distances:

North 63° 06' 57" East, a distance of 106.00 feet to a point;  
 North 32° 47' 38" East, a distance of 51.43 feet to a point;  
 South 69° 25' 03" East, a distance of 48.44 feet to a point;  
 North 34° 44' 03" East, a distance of 71.82 feet to a point;  
 North 31° 05' 04" East, a distance of 144.79 feet to a point; and  
 South 48° 47' 18" East, a distance of 340.01 feet to the point of beginning.

CONTAINING 2.20 acres, more or less.

TOGETHER WITH a 25-foot wide access easement expected and reserved by Leon S. Parker and Phyllis J. Parker. The Centerline of said access easement being described as follows: BEGINNING at a point along the centerline of Route 287, said point being located North 37° 09' 49" East, a distance of 50.0 feet from a point in the center of a bridge crossing Mitchell Creek, said point being the point of beginning of the lot hereinabove described; THENCE, through Lot "A", North 46° 33' 05" West, a distance of 163.99 feet to a point along a southeasterly line of the lot hereinabove described.

SUBJECT TO a Non-Exclusive Parking Easement Area and Sewage Replacement Easement Area as shown on the above referenced subdivision plan the terms and conditions of which are outlined in the Easement Agreement recorded October 31, 2013 in Tioga County Recorder's Office to Instrument Number 201309870.

TOGETHER WITH and subject to covenants, easements and restrictions of record.

As of the date of this deed recording, the property described herein is and shall be dedicated for the express purpose of existing residential use. No portion of this property has been approved by Tioga Township or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the Department of Environmental Protection have both approved sewage facilities planning for the property described herein in accordance with the Pennsylvania Sewage Facilities Act (35P.S. Section 750.1 et. Seq.) and regulations promulgated there under. Prior to signing, executing, implementing or recording any sale contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Tioga Township, which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

BEING the same premises conveyed to Maria Phelps, single from Leon S. Parker and Phyllis J. Parker by Deed dated September 15, 2016 and recorded in the Tioga County Recorder of Deeds office on September 16, 2016 at Instrument Number 201608321.

**\*\*NOTE: (2) PARCELS AND PA LIQUOR LICENSE #R1S032\*\***

PROPERTY ADDRESS: 17907 ROUTE 287 AND 17919 ROUTE 287, TIOGA, PA 16946

UPI / TAX PARCEL NUMBER: 34-02.00-025A AND 34-02.00-025

**Seized and taken into execution to be sold as the property of RYAN R. BATES AND TRACI J. BATES, HIS WIFE, AND BADGES SPORTS BAR & GRILL, LLC, RYAN RICHARD BATES, TRACI J. BATES AND BADGES SPORTS BAR & GRILL, LLC in suit of FIRST CITIZENS COMMUNITY BANK.**

**Attorney for the Plaintiff:**  
GINN & VICKERY, P.C.  
WELLSBORO, PA

**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, MAY 14, 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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 359-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, MAY 14, 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 or parcel of land situate in Middlebury Township, Tioga County, Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of Pennsylvania State Road SR 4037, said point being where the Northern boundary line of those lands conveyed by Patrick J. Gleason to James G. Klinger and Jessica Klinger, his wife, intersects with the centerline of said road; thence along the centerline of Pennsylvania State Road SR 4037, the following 2 courses and distances; North 18 degrees 05 minutes 32 minutes West 27.03 feet; North 19 degrees 29 minutes 04 seconds West 27.74 feet; thence South 83 degrees 44 minutes 42 seconds East 449.34 feet along the Southern boundary line of Lot #1 of subdivision of lands of Patrick Gleason as shown on the hereinafter referred to survey map; thence North 16 degrees 03 minutes 54 seconds West 341.71 feet along the Eastern boundary of said Lot #1 to a point in the Southern boundary line of lands now or formerly of Robert Bomberger; thence South 81 degrees 49 minutes 31 seconds East 1466.09 feet along lands of said Robert Bomberger to a point in the Western boundary line of Pennsylvania State same lands; thence South 10 degrees 16 minutes 24 seconds West 538.84 feet along Pennsylvania State Game lands to a point, being the Southwest corner of the land herein described; thence North 82 degrees 52 minutes 12 seconds West 931.39 feet along Pennsylvania State Game Lands to the Southeast corner of lands now or formerly of said James G. Klinger, et ux; thence North 02 degrees 37 minutes 04 seconds West 259.27 feet along the Eastern boundary line of lands of said James G. Klinger, et ux. to a point; thence North 83 degrees 44 minutes 42 seconds West 750.00 feet along the Northern boundary line of said James H. Klinger. et ux. to the point and place of beginning.

CONTAINING 17.10 acres, more or less, and being designated as Lot #3 on subdivision of lands of Patrick Gleason, prepared by Duane E. Wetmore, P.L.S. dated December 1996. A copy of said survey being filed in Tioga County Map Book Year 1997 at map 15.

BEING premises being known and numbered as 2564 Hills Creek Lake Road, Wellsboro, PA 16901

Tax Parcel Number: 24-06.00-061A

BEING the same premises which Patrick J. Gleason, Single by Deed dated March 17, 1997 and recorded in the Official Records of Tioga County on March 21, 1997 in Deed Book Volume 0681, Page 0783, as Instrument granted and conveyed unto William G. Walker And Dolores I. Walker, His Wife.

William G. Walker departed this life on January 11, 2021.

PROPERTY ADDRESS: 2564 HILLS CREEK LAKE ROAD, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 24-06.00-061A

Seized and taken into execution to be sold as the property of DOLORES I. WALKER in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG HOLDING TRUST.

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Attorney for the Plaintiff:  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY 212-471-5100

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