

# 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, MARCH 11, 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.

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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..

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

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