

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 0316-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, JANUARY 14, 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 lots, tracts or parcels of land situate in the Borough of Blossburg, in the County of Tioga, and State of Pennsylvania designated as Lots Number Seventeen and Eighteen in Block Number Five in the said Borough of Blossburg and lying on the West side of Williamson Road or Street in said Borough being one hundred (100) feet in front on said street and about one hundred eighty (180) feet in depth as by reference to the map of J. H. Gulick's addition to the Borough of Blossburg. Also all that other piece or parcel or land lying West of said lots Maple Hill Road as will appear by reference to a deed made to Joseph Schuster by J. H. Gulick and wife dated the 23rd day of September, 1874 and recorded in Book No. 53, Page 582, November 16, 1874. Containing together with said lots about one acre and 137 perches of land be the same more or less.

Excepting and reserving, however, the following lot conveyed by Agnes W. Farrell, widow to Patrick M. Berzito and Delores Berzito, his wife, by deed dated September 20, 1961, and described in Tioga County Deed Book 311, page 493; All that tract or parcel of land situate in the Borough of Blossburg, Tioga County, Pennsylvania, bounded and described as follows:

Beginning at a point marked by an iron pipe on the inside line of the sidewalk as now laid down on the West side of the North Williamson Road, also known as Route 15; thence along the line of said sidewalk South 12 degrees West 10 feet to a point marked by an iron pipe; thence North 72 1/2 degrees West over land of previous Grantor 184 feet 10 inches to an iron pipe; thence South 12 degrees West over land of previous grantor 90 feet 9 inches to an iron pipe in the North line of premises owned by John A. Kuster in his lifetime; thence along the North line of said Kuster premises North 72 degrees West 487 feet and to a point in the East line of Maple Hill Road; thence North 28 degrees West along Maple Hill Road 105 feet; thence South 72 degrees East along the South line of premises owned by previous Grantees 740 feet to the point and place of beginning. The above mentioned parcel contains about 1.2 acres of land.

Also subject to the right of way dated June 4, 1982 to North Penn Gas Co. recorded September 27, 1982 in Tioga County Deed Book 417 at page 289.

Property Address: 211 N. Williamson Road, Blossburg, PA 16912.

Being known as Tax Map No. 02/02A07/010.//000

BEING the same premises conveyed by Philip D. Smith and Olivia C. Smith, husband and wife, by a Deed dated August 27, 2021 and recorded September 2, 2021 in Tioga County as Instrument Number 202107611.

PROPERTY ADDRESS: 211 NORTH WILLIAMSON ROAD, BLOSSBURG, PA 16912

UPI / TAX PARCEL NUMBER: 02/02A07/010.//000

Seized and taken into execution to be sold as the property of ANDREW HENNE AND TREVOR J. CAREY in suit of BANK UNITED N.A..

Attorney for the Plaintiff:  
Samantha Gable, Esquire  
Wayne, PA

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