

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 619-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, SEPTEMBER 11, 2024
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 lot, tract and parcel of land situate in Jackson Township, Tioga County, Pennsylvania, bounded and described according to a survey by Jon P. Seifried, R. S. dated August 31, 1982, as follows:

BEGINNING at a point in the centerline of Jackson Township Road No. 721, which point is in the Western line of lands of Gary Jezorski, being the Northeast corner hereof; thence South 08 degrees 04 minutes 45 seconds West, 300.00 feet (through an iron rod set 25.0 feet from the centerline of T-721) to an iron rod being the Southeast corner hereof; thence North 84 degrees 00 minutes 00 seconds West 226.52 feet to an iron rod being the Southwest corner hereof; thence North 18 degrees 07 minutes 59 seconds West 293.89 feet (through an iron rod set 25 feet from the centerline of T-721, to a point in the centerline of Jackson Township Road No. 721) thence along the centerline of Jackson Township Road No. 721, the following courses and distances: (1) North 69 degrees 31 minutes 18 seconds East 35.83 feet; (2) North 81 degrees 58 minutes 54 seconds East 48.85 feet; (3) South 87 degrees 58 minutes 31 seconds East 54.72 feet; (4) South 84 degrees 00 minutes 00 seconds East 223.51 feet to the point and place of beginning.

CONTAINING 2.023 acres

ALSO GRANTING AND CONVEYING unto the Grantee, his heirs and assigns, the right to install, maintain and replace a one (1) inch water line extending from a spring house on other lands of the Grantors, lying Northwesterly of the lands herein described, which line extends in a Southeasterly direction from said spring house, under Township Road No. 721 to a trailer situate on the lands herein described. Grantee shall bear all expense of maintaining said line.

EXCEPTING AND RESERVING UNTO DEANNA L. BARRETT, one of the Grantors herein, 1/2 of all oil, gas and mineral rights in the above described premises. It is the intent of this deed that the other remaining 1/2 of all oil, gas and mineral rights will vest in Theron D. Barrett.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 350 RUMSEY ROAD MILLERTON, PA 16936

PARCEL#: 17/04.00/052A/000

CONTROL#: 00007876

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 Duane L. Barrett, by his Administrator, Theron Barrett, and Theron Barrett, individually, by Deed dated October 29, 2010 and recorded November 5, 2010 in the Office of the Recorder of Deeds in and for Tioga County, Pennsylvania, Instrument No. 2010-13319, granted and conveyed unto Theron D. Barrett.

PROPERTY ADDRESS: 350 RUMSEY ROAD, MILLERTON, PA 16936

UPI / TAX PARCEL NUMBER: 17/04.00/052A/000

Seized and taken into execution to be sold as the property of THERON D. BARRETT in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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. 91-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, SEPTEMBER 11, 2024
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 lot of land together with all structures erected thereon, situate in the Township of Tioga, Tioga County, Pennsylvania bounded and described as follows:

BEGINNING at a point where the eastern boundary line of lands now or formerly owned by H. Rice intersects the centerline of Pennsylvania State Traffic Route No. 287; thence North 3 degrees 00' West along the East line of the lands of said Rice 290.2 feet and to an iron pin in the centerline of Crooked Creek, said line passing over an iron stake on a flood dike; thence North 62 degrees 51' East along the centerline of Crooked Creek 182.70 feet to a point; thence South 3 degrees 00' East over lands now or formerly of Boyd Collins, Jr., and Maxine Collins, his wife, 458.98 feet to a point in the centerline of Pennsylvania State Traffic Route No. 287; thence South 84 degrees 57' West along the centerline of said Route 287 a distance of 166.82 feet and the point and place of beginning.

The above described lot of land contains an area of 1.625 acres of land. Identified as tax parcel 334 PL01 126 A2.

BEING the same premises granted and conveyed unto the D & T Trucking, Inc. by Deed of Michael D. Gee, Executor of the Estate of Helen L. Gee, dated the 12th day of September, 2013, and recorded the 18th day of September, 2013, at Tioga County Instrument Number 201308419.

PROPERTY ADDRESS: 16109 ROUTE 287, TIOGA, PA 16946

UPI / TAX PARCEL NUMBER: 334 PL01 126 A2

Seized and taken into execution to be sold as the property of D&T TRUCKING, INC., DAVID J. WICKWIRE, INDIVIDUALLY, DIANE L. HERMAN, INDIVIDUALLY, TRAVIS J. WICKWIRE, INDIVIDUALLY, AND UNITED STATES OF AMERICA AND D&T TRUCKING, INC. in suit of FIRST CITIZENS COMMUNITY BANK.

Attorney for the Plaintiff:
MCCORMICK LAW FIRM
WILLIAMSPORT, PA 570-326-5131

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 488-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, SEPTEMBER 11, 2024
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 Delmar Township, Tioga County, Pennsylvania, bounded and described as follows:

Beginning at a point, said point being the centerline of T-802, said point being located north 38 degrees 33' 58" west, a distance of 749.9 feet from the western line of lands now or formerly of Richard Simmons and being the southernmost corner of the lot herein described;

Thence along the centerline of said T-802, the following four (4) courses and distances: north 40 degrees 05' 02" west, a distance of 67.91 feet to an angle point; north 45 degrees 35' 12" west, a distance of 140.50 feet to an angle point; north 47 degrees 55' 20" west, a distance of 86.98 feet to an angle point and north 55 degrees 54' 30" west, a distance of 47.91 feet to an angle point, the westernmost corner of the lot herein described;

Thence along residual lands of Stewart Lewis, (through an iron pin located 31.3 feet northeast of the centerline of T-802) north 52 degrees 52' 30" east, a distance of 637.21 feet to a set iron pin, the northernmost corner of the lot herein described;

Thence still along residual lands of Stewart Lewis, south 55 degrees 16' 32" east, a distance of 343.30 feet to a set iron pin, the easternmost corner of the lot herein described;

Thence still along residual lands of Stewart Lewis, south 51 degrees 55' 43" west, a distance of 688.35 feet (through an iron pin located 27.7 feet northeast of the centerline of T-802), to a point in the centerline of T-802, being the point and place of beginning.

Containing 5.00 acres, more or less, as shown on a survey dated January 27, 1998 and prepared by Duane E. Wetmore, P.L.S. a copy of said survey to be filed in Tioga County map year 1998.

Commonly Known As: 224 Knowlton Road Wellsboro, PA 16901

Court Docket No.: 488 CV 2023

Tax Parcel Id: #09/07.00/042A/000

Title To Said Premises Is Vested In Tina Peditto, single, by Deed from Stewart R. Lewis, single dated September 08, 1998, and recorded on October 20, 1998 in Book 724, Page 271

PROPERTY ADDRESS: 224 KNOWLTON ROAD, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 09/07.00/042A/000

Seized and taken into execution to be sold as the property of **TIMOTHY M. GROSS AND TINA PEDITTO A/K/A TINA K. GROSS, TIMOTHY M. GROSS AND TINA K. GROSS TINA PEDITTO** in suit of **J.P. MORGAN ACQUISITION CORP..**

Attorney for the Plaintiff:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 660-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, SEPTEMBER 11, 2024
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 Township of Westfield, County of Tioga, Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at the intersection of the centerline of L.R. 58004 hardtop road and the South property line of Lyle and Margaret McCaslin (now or formerly) existing .915 acre lot, more or less, this point being a railroad spike; thence South 80 degrees 32 minutes East 18.16 feet along the South property line of Lyle and Margaret McCaslin's (now or formerly) existing lot to an iron pipe; thence South 80 degrees 32 minutes East 67.84 feet long the South property line of Lyle and Margaret McCaslin's (now or formerly) existing lot to an iron pipe; thence North 30 degrees 38 minutes East 286.49 feet along the East property line of Lyle and Margaret McCaslin's (now or formerly) existing lot to an iron pipe; thence North 31 degrees 44 minutes East 382.29 feet along the East property line of Joe McCaslin to a 15 inch maple tree; thence North 31 degrees 44 minutes East 371.31 feet along the lower East property line of lands now owned by Paul M. McCarthy to an iron pipe, this being the Northwest property corner of this lot; thence South 84 degrees 51 minutes East 653.70 feet along the South property line of lands now owned by Paul M. McCarthy to an iron pipe, this being the Northeast property corner of this lot; thence South 0 degrees 29 minutes West 83477 feet through the lands now owned by Lee Buchert to an iron pipe, this being the Southeast property corner of said lot; thence South 60 degrees 18 minutes West 1042.24 feet through the lands now owned by Lee Buchert to the center line of a dirt road known as L.R. 58004, this being the Southwest property corner of said lot; thence down the center line of said road North 44 degrees 01 minutes West 187.58 feet to a point; thence down the center line of said road North 43 degrees 34 minutes West 168.53 feet to a point; thence down the center line of said road North 31 degrees 27 minutes West 161.14 feet to a railroad spike. Near this point L.R. 58004 changes from dirt road to a hardtop road; thence North 13 degrees 43 minutes West 146.09 feet down the center line of said road to the point of BEGINNING.

CONTAINING 26.49 acres, more or less.

LOT NO. 2: BEGINNING at a point in the center of the Potterbook-Hector Highway, said point being in and of the lands of the within named grantors and Wilbur Houghtaling; thence along the lands of Wilbur Houghtaling 88 feet to a post; thence northerly along lands of Wilbur Houghtaling 269 feet to a post; thence westerly along the lands of prior grantors 202 feet to the center of the highway aforesaid; thence southerly along the center of the highway aforesaid 269 feet to the place of BEGINNING.

BEING THE SAME PREMISES granted and conveyed unto David A. Kalyan and Bonnie S. Kalyan, husband and wife, by virtue of a Deed between Rhonda R. Rusinko and Jerome J. Rusinko, her husband, et al., dated September 20, 2007, and recorded in Tioga County Recorder of Deeds Office on October 1, 2007, to Tioga County Record Book 773, Page 4104, et seq.

Subject to the same exceptions, restrictions, reservations, conditions as are contained in former deed in the chain of title.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

UNIMPROVED PROPERTY: Lot 1: Vacant land; and IMPROVED PROPERTY Lot 2:
Residential single-family home

PROPERTY BEING KNOWN AS: 189 Potter Brook Road, Westfield, PA 16950

PROPERTY IDENTIFICATION NUMBERS OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 40-03.00-004A-001-000;
and 40-03.00-005-000-000

PIN CONTROL NUMBERS.: 0020032; and 00018977

PROPERTY ADDRESS: 189 POTTER BROOK ROAD, WESTFIELD, PA 16950

UPI / TAX PARCEL NUMBER: 40-03.00-004A-001-000 AND 40-03.00-005-000-000

Seized and taken into execution to be sold as the property of DAVID A. KALYAN AND BONNIE S. KALYAN, DAVID A. KALYAN AND BONNIE S. KALYAN in suit of COMMUNITY BANK, N.A., SUCCESSOR IN INTEREST TO THE ELMIRA SAVINGS BANK, FSB.

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN, P.C.
KINGSTON, PA

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

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, SEPTEMBER 11, 2024
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, 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.

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. 685-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, SEPTEMBER 11, 2024
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, parcel or tract of land situate in the Borough of Mansfield, in the County of Tioga and Commonwealth of Pennsylvania, bounded and described as follows, to Wit:

Beginning at a stake on the East side of the road leading from the foot of Pickle Hill to Elmira Street in said Borough, said road being known as Extension Street; thence North 85-1/2 degrees East 200 feet to a post; thence South 4-1/2 degrees East 75 feet to a post at the Northeast corner of lot now or formerly of Freeman Gaylord; thence along said Gaylord lot South 85-1/2 degrees West 200 feet to said Extension Street; thence along the same North 4-1/2 degrees West 75 feet to the place of beginning.

BEING known and numbered as 56 Extension Street, Mansfield, PA 16933

Being the same property conveyed to Edward E. Moore, Jr., single who acquired title by virtue of a deed from Edward E. Moore, Jr., single and Kathi Moore, single, dated December 20, 2021, recorded December 20, 2021, at Instrument Number 202110921, Office of the Recorder of Deeds, Tioga County, Pennsylvania.

Parcel No.: 23-04A00-009

PROPERTY ADDRESS: 56 EXTENSION STREET, MANSFIELD, PA 16933

UPI / TAX PARCEL NUMBER: 23-04A00-009

Seized and taken into execution to be sold as the property of EDWARD E. MOORE, JR. AND KATHI MOORE,
EDWARD E. MOORE, JR. AND KATHI MOORE in suit of WELLS FARGO BANK, N.A..

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-222-4921

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 12-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, SEPTEMBER 11, 2024
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 lying northerly of Sherman Street in Wellsboro Borough, Tioga County, Pennsylvania, and westerly of a 20 foot alley separating said premises from lands now or formerly of David Karr and N.H. Ryon, and described as follows:

BEGINNING at the intersection of said alley with said Sherman Street, and being the Southeast corner hereof; thence South 51 degrees West along said Sherman Street 120 feet to the Southwest corner hereof to other lands now or formerly of the Estate of Otis L. Butts, deceased; thence along said lands North, 39 degrees West 216.5 feet to the Northwest corner hereof; adjoining of A. Wivell; thence along lands now or formerly of A. Wivell and Wm. Biggs North 51 degrees East 120 feet to said alley, being the Northeast corner hereof; thence along said alley South 39 degrees East 216.5 feet to the place of beginning; and also a strip on the easterly side of said premises 10 feet wide along said alley and to the center thereof; and also a strip on the southerly side of said premises, 25 feet wide along said Sherman Street and to the center thereof. Containing more or less.

EXCEPTING AND RESERVING, HOWEVER, out of the above described premises a lot consisting of 0.19 acres as set forth more specifically in that certain deed from Cora G. Campbell, widow, to Merle R. Apgar and lone C. Apgar, his wife, dated July 30, 1946, and recorded in Tioga County Deed Book 242 at page 528.

ALSO EXCEPTING AND RESERVING, out of the above described premises a lot consisting of 10,314 square feet as set forth more specifically in that certain deed from Cora G. Campbell, widow, to Edward A. Veres and Elsie Veres, his wife, dated June 15, 1956 and recorded in Tioga County Deed Book 281 at page 979.

BEING KNOWN AS: 2 SHERMAN STREET, WELLSBORO, PA 16901

PROPERTY ID NUMBER: TAX PARCEL #39/05B00/029./000 CONTROL #00018504

BEING THE SAME PREMISES WHICH DAVID L. SMITH, II AND RHIANNON L. SMITH BY DEED DATED 10/27/2015 AND RECORDED 11/19/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201511017, GRANTED AND CONVEYED UNTO DEBORAH SAWYER.

PROPERTY ADDRESS: 2 SHERMAN STREET, WELLSBORO, PA 16901

UPI / TAX PARCEL NUMBER: 39/05B00/029./000

Seized and taken into execution to be sold as the property of DEBORAH L. SAWYER in suit of AMERIHOM
MORTGAGE COMPANY, LLC.

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, 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, SEPTEMBER 11, 2024
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 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

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

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.

Attorney for the Plaintiff:
RAS CITRON, LLC
MT. LAUREL, NJ

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania