

LEGALS

Sheriff Sale

sects with the centerline of State Road 2022; thence continuing along the centerline of State Road 2022 South 74' 22' 13" West 198.56 feet, to a point, said point being where the centerline of State Road 2022 intersects with the centerline of State 2033, said point also being the Southwest corner of the lands herein described; thence continuing along the centerline of State Road 2033 North 39' 01' 40" West 207.90 feet to a point, said point being in the centerline of State Road 2033, said point also being the point and place of beginning.

CONTAINING 5.00 acres more or less and being identified as Lot No. 1 on that survey of lands of Ted O. Bailey by Duane E. Wetmore dated February 25, 1998. A copy of said survey being filed in Tioga County Map Book 1998 at Map No. 316.

BEING the same land that was conveyed by Ted O. Bailey and Marilyn D. Bailey, his wife, to Jason S. Bradley by Deed dated March 6, 2000 and recorded in Tioga County Record Book 738 at page 4388.

PROPERTY ADDRESS: 2453 OLD STATE ROAD, TROY, PA 16947
UPI/TAX PARCEL NUMBER: 33/04.00/276A/000
Seized and taken into execution to be sold as the property of JASON S. BRADLEY, TAMMY BARDLEY in suit of FIRST CITIZENS COMMUNITY BANK.

Attorney for the Plaintiff: OWLETT & LEWIS, P.C. THOMAS A. YOUNG II, Sheriff TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 930-CV-2014

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, AUGUST 12, 2015 AT 2:00 O'CLOCK P.M. All parties in interest and claimants are further notified that a pro-

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posed 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 together with all structures erected thereon situate in Lawrence Township, Tioga County, Pennsylvania, bounded and described as follows in accordance with a survey made by Boyer Kantz, R.S. on June 30, 1970: Beginning at a point in the centerline of Old U.S. Route #15 at said point being the Southwest corner of premises owned or occupied by Gale C. Stermer and Judith C. Stermer, his wife; Thence South 46 degrees 10 minutes West along the center of Old U.S. Route #15, a distance of 18.17 feet and to the point where the old property line separating land formerly owned by Stanley Stermer and Wife on the North, and land formerly owned by Floyd M. Douglas and Eloise Douglas, his wife, on the South intersects the centerline of Old U.S. Route #15, South 45 degrees 32 minutes 106.83 feet to a point; Thence North 43 degrees 50 minutes West along the northeast line of premises owned or occupied by Kay Cary 175 feet and to an iron pipe in the property line of Gordon Wood; Thence North 45 degrees 37 minutes 30 seconds East along the Southeast line of the land of said Gordon Wood 125.00 feet and to a point marked by an iron rod in the Southwest line of the premises of said Stermer and Wife; Thence South 43 degrees 50 minutes East along the property line of said Stermer and Wife 175 feet to the point and place of beginning. The above lot contains an area of 21,863.132 +/- square feet or 0.502 +/- of an acre of land.

Title to said Premises vested in Donald R. Plank, Jr., A Married Individual by Deed from Donald R. Plank and Pauline M. Plank, His Wife dated

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07/24/2002 and recorded on 07/24/2002 in the Tioga County Recorder of Deeds in/at Deed Book 748 page 4620.

PROPERTY ADDRESS: 343 SCHOOL ROAD, TIOGA, PA 16946
UPI/TAX PARCEL NUMBER: 19-03.00-096.-1
Seized and taken into execution to be sold as the property of DONALD R. PLANK, JR., BRENDA PLANK in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff: MILSTEAD & ASSOCIATES LLC
MARLTON, NJ 856-482-1400
THOMAS A. YOUNG II, Sheriff TIOGA COUNTY, Pennsylvania

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 168-CV-2015

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, AUGUST 12, 2015 AT 2:00 O'CLOCK P.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 situate in Delmar Township, Tioga County, Pennsylvania bounded and described as follows: BEGINNING at a point where the centerlines of SR 3010, also known as Balsam Road and SR 3019, also known as Dean Hill Road intersect, said point having NAD 83 (1996) DATUM PA NORTH SPC COORDINATES of N 549440.6' and E 2087347.1' and being the Northeast corner of

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the lot herein described; THENCE along the centerline of SR 3019 the following five (5) courses and distances:

South 09' 22' 58" East, a distance of 80.34 feet to a point; South 16' 13' 31" East, a distance of 57.65 feet to a point; South 17' 12' 40" East, a distance of 53.84 feet to a point; South 24' 03' 23" East, a distance of 60.87 feet to a point; and South 27' 21' 56" East, a distance of 47.55 feet to a point in the centerline of said SR 3019, said point being the Northeast corner of lands now or formerly of Glenn Shumway and the Southeast corner of the lot herein described.

THENCE along the northern boundary lines of lands now or formerly of Glenn Shumway, Kenneth Barkley and Nancy L. Cobb (through an iron pin set 19.69 feet West of the centerline of SR 3019) South 89' 09' 20" West, a distance of 985.29 feet to a fence corner wood post, said fence corner being the Northwest corner of lands now or formerly of Nancy L. Cobb, the Southeast corner of lands now or formerly of William Freeman and the Southwest corner of the lot herein described;

THENCE along the eastern boundary line of lands now or formerly of William Freeman, North 18' 35' 21" East, a distance of 348.29 feet to a point in the centerline of SR 3010, also known as Balsam Road, said point being the Northeast corner of lands now or formerly William Freeman and the Northwest corner of the lot herein described;

THENCE along the centerline of SR 3010 the following seven (7) courses and distances: South 65' 52' 25" East, a distance of 45.81 feet to a point; South 72' 41' 27" East, a distance of 127.81 feet to a point; South 79' 55' 02" East, a distance of 112.56 feet to a point; South 87' 49' 31" East, a distance of 78.54 feet to a point; North 86' 44' 13" East, a distance of 86.49 feet to a point; North 83' 27' 25" East, a distance of 88.69 feet to a point; and North 82' 41' 37" East, a distance of 256.84 feet to a point in the centerline of SR3019, the point and place of beginning. CONTAINING 5.45 acres, more or less, as shown on

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a survey prepared by Duane E. Wetmore, P.L.S., dated August 23, 2012, said survey being recorded in the office of the Recorder of Deeds of Tioga County, Pennsylvania, to Instrument Number 201209258.

EXCEPTING AND RESERVING unto Milfred Catherman a 1/2 interest in the oil, gas and minerals as reserved in Instrument Number 200907448. ALSO EXCEPTING AND RESERVING UNTO Melinda Zuchowski, her successors and assigns, all the remaining oil, gas and mineral rights. This conveyance shall not include any surface rights except for those rights now existing to any lessee or assigns under any existing oil and gas lease. The oil, gas and mineral rights may be developed under any existing lease

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and/or right of way agreement and from other methods whereby the lessee can develop the property from other properties. Grantors shall have, receive, retain, and enjoy all bonuses, rents, royalties and other benefits that may accrue under any existing or future lease.

Notwithstanding anything herein to the contrary, any future oil, gas or mineral exploration, development, production or marketing that results in surface disturbance (beyond that allowed under the existing lease and right of way agreements) must be consented to by the Grantee herein, their heirs and assigns, which consent shall not be unreasonably withheld. Grantees shall be entitled to all payments for surface damage occurring on or after the date of

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this Deed. Any future lease or extension to an existing lease entered into Grantor shall be a non-surface lease.

The rights excepted and reserved by the Grantor above shall not include the right of Grantor to conduct mining, quarry operation sort other invasive operations on the surface beyond those allowed in the existing lease and right of way agreements. BEING THE SAME PREMISES which Melinda Catherman now known as Melinda Zuchowski and Nicholas Zuchowski, her husband by Deed dated 9/11/2012 and recorded 9/13/2012 in the Office of the Recorder of Deeds in and for the County of Tioga, in Deed Instrument No.

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201209259, granted and conveyed unto Cole W. Wheatley and Tabatha L. Wheatley, his wife.

PROPERTY ADDRESS: 2440 DEAN HILL ROAD, WELLSBORO, PA 16901
UPI/TAX PARCEL NUMBER: 09/08.00/028./000
Seized and taken into execution to be sold as the property of COLE W. WHEATLEY, TABATHA L. WHEATLEY in suit of JP MORGAN CHASE BANK NATIONAL ASSOCIATION.

Attorney for the Plaintiff: SHAPIRO & DENARDO, LLC
King of Prussia, PA 610-278-6800
THOMAS A. YOUNG II, Sheriff TIOGA COUNTY, Pennsylvania



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PUBLIC MEETING

The public is invited to a meeting to discuss a bridge replacement project on Holden Brook Road (SR 4017) northwest of Osceola in Tioga County.

The meeting will be held on **Wednesday, August 5, from 4 p.m. to 6 p.m. at The Valley Community Ambulance Association Hall, 7125 Route 49, Osceola, PA 16942.**

The bridge is scheduled to begin construction in mid-August and be complete in December. Closing the bridge and using a detour route will reduce construction time by as much as three months over building the bridge in halves. Walsh/Granite, the contractor in charge of the work wants to get input from the local community before starting construction.

BID NOTICE

The Southern Tioga School District is soliciting proposals for snow removal for the 2015-2016 school term for the following:

Interested parties may obtain specifications by contacting the Business Office of the School District located at 241 Main Street, Blossburg, PA 16912 or kshanley@southernTioga.org or by calling 570-638-2183 ext 312. The due date for all bids shall be 2:00 P.M. (prevailing time), Friday August 7, 2015, at which time the bids will be opened and publicly read in the Conference Room of the Administration Center of the School District. The Board of Education reserves the right to reject any and all bids.

Kathy Ciaciulli
Board Secretary