

SHERIFF SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 511-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, MARCH 08, 2023
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 Borough of Elkland, Tioga County, Pennsylvania, known as 134 Coolidge Avenue, Elkland, PA 16920.

BEING the same premises conveyed by Laverna Southard, Executrix, Estate of Sylvia M. Williams, deceased, to Charles W. Southard and Laverna M. Southard, his wife, by deed dated May 2, 1996 and recorded May 2, 1996 in the Tioga County Recorder of Deeds Office in Book 659, Page 748.

**FURTHER identified as Tax Parcel Number 13-04.00-001.
PROPERTY ADDRESS: 134 COOLIDGE AVENUE, ELKLAND, PA 16920
UPI / TAX PARCEL NUMBER: 13-04.00-001**

Seized and taken into execution to be sold as the property of JULIE MAE DOAN, CHARLES J. SOUTHARD, RODNEY SOUTHARD AND TIMOTHY SOUTHARD, JULIE MAE DOAN, EXECUTRIX OF THE ESTATE OF LAV-ERNA MAE SOUTHARD & KNOWN HEIR OF LAVERNA MAE SOUTHARD & CHARLES W. SOUTHARD, CHARLES J. SOUTHARD, KNOWN HEIR OF LAVERNA MAE SOUTHARD & CHARLES W. SOUTHARD, RODNEY SOUTHARD, KNOWN HEIR OF LAVERNA MAE SOUTHARD & CHARLES W. SOUTHARD AND TIMOTHY SOUTHARD, KNOWN HEIR OF LAVERNA MAE SOUTHARD & CHARLES W. SOUTHARD in suit of CITIZENS & NORTHERN BANK.

**Attorney for the Plaintiff:
KOC SIS LAW OFFICE PC**

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

2/9/23, 2/16/23 & 2/23/2023