

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 561-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 a public online auction conducted at <https://tioga.pa.realforeclose.com> Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 18, 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.

All that lot of land situate in Putnam Township , Tioga County , Pennsylvania , bounded and described as follows:

BEGINNING at a point, said point being at the intersection of the center line of a culvert and the southern edge of a 16-foot alley, said point also being southwesterly 29 feet and 8 inches from the southwestern corner of the Mills House and 37 feet northwesterly from a 10-inch apple tree; thence along the lands of Reed Cleveland, south 23 degrees west 82 ½ feet to an iron pin, said iron pin being the southern corner of the lot herein described; thence north 70 degrees west along lands of Reed Cleveland, 110 feet to an iron pipe, being the western corner of the land herein described; thence North 23 degrees east 88 feet along the lands of Reed Cleveland to an iron pipe, said iron pipe being the northern corner of the lands herein described and said iron pipe being situate on the southern boundary of said 16-foot alley; thence south 67 degrees east 110 feet along said alley to the place of beginning.

CONTAINING 9,377 SQUARE FEET MORE OR LESS, AS SURVEYED BY E.O. Mudge on December 28, 1956, said survey being filed in the Recorder's Office of Tioga County in Map File No. 1630.

BEING the same premises conveyed by Burton W. Cleveland and Sarah Cleveland, his wife, to Lawrence A. Kshir and Linda L. Kshir, his wife, by a deed dated November 7, 1968 and recorded November 12, 1968 at Tioga County Deed Book 332 at page 868.

THIS is a conveyance from mother to son and is therefore exempt from all state and local realty transfer taxes.

PROPERTY ADDRESS: 13 BROAD ALLEY, COVINGTON, PA 16917

UPI / TAX PARCEL NUMBER: 28/02A00/006./000

Seized and taken into execution to be sold as the property of SCOTT R. KSHIR in suit of FIRST CITIZENS COMMUNITY BANK.

**Attorney for the Plaintiff:
GINN & VICKERY, P.C.
WELLSBORO, PA
570-724-6600**

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

10/15/26, 10/22/26 & 10/29/2026