

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 664-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, SEPTEMBER 09, 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 certain tract of land situate in the Borough of Westfield, Tioga County, Pennsylvania, being the Western half of the hereinafter described premises upon which there is erected two-story frame dwelling house:

On the North by the center of North Street; on the East by lands formerly of Richard L. Patterson, formerly of J. B. Beach; on the South by lands of the New York Central Railroad Company; on the West by North Street and lands of the New York Central Railroad Company, upon which is a two story frame dwelling. The premises covered by this Deed having a frontage of 164 feet and are 118 feet wide in the rear, said measurements being made from the centerline of North Street.

BEING a portion of the same premises conveyed by Richard E. Anthony and Linda K. Anthony, his wife, to Richard E. Anthony by Deed dated September 5, 1986 and recorded September 19, 1986 in Tioga County Record Book 451 at Page 327, ALSO BEING the same premises subject to a land contract from Richard E. Anthony to Randy Loucks and Vickie Loucks, dated April 4, 1995 and recorded June 6, 1996 in Tioga County Record Book 662 at Page 427.

ALSO BEING the same premises subject to an unrecorded Lease Agreement between Richard E. Anthony and Noble Campbell and Stefanie Taylor dated February 8, 2001, which lease was assigned by Noble Campbell and Stefanie Taylor to Curtis Calaman by an unrecorded Assignment of Lease dated July 4, 2002.

Randy Loucks and Vickie Loucks execute this deed for the purpose of extinguishing any and all interest they may have in the herein described premises by virtue of the land contracted dated April 4, 1995 and recorded June 6, 1996 in Tioga County Record book 662 at page 427.

BEING THE SAME PREMISES granted and conveyed unto Curtis E. Calaman, by virtue of a Deed between Richard E. Anthony and Diana L. Anthony, his wife, and Randy Loucks and Vickie Loucks, his wife, dated April 26, 2006, and recorded in the Tioga County Recorder of Deeds office on May 5, 2026, to Tioga County Deed Book 766} Page 6811, et seq., Instrument No. 200604647.

Subject to the same exceptions, restrictions, reservations, conditions as are contained in former deeds 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 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.

IMPROVED PROPERTY being known as: 242 North Street, Westfield, PA 16950

IMPROVED PROPERTY consisting of: Residential single-family home

PROPERTY IDENTIFICATION NUMBERS OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 41-07COO-017-000-000

PIN CONTROL NUMBER: 00019570

PROPERTY ADDRESS: 242 NORTH STREET, WESTFIELD, PA 16950

Seized and taken into execution to be sold as the property of CURTIS E. CALAMAN AND CURTIS E CALAMAN in suit of COMMUNITY BANK, N.A. SUCCESSOR IN INTEREST TO ELMIRA SAVINGS BANK.

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

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania