

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 536-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 the surface right of soil of and in all that certain lot of land, situate, lying and being in the Village of Arnot, Township of Bloss, County of Tioga and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL that parcel known as Lot No. 2 in block No. 6, according to a survey of Donald Shaffer and Grantham Taggart, dated 1 September 1954 and filed in the Recorder's Office of Tioga County in Map File No. 1400, said Lot being 172.3 feet front on Poplar Street; on the Western boundary 152 feet; on the Eastern boundary also along Poplar Street 180 feet; and on the Southern boundary 169.5 feet.

CONTAINING more or less.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to the restrictions running with the land, EXCEPTIONS, RESERVATIONS, EASEMENTS, CONDITIONS, RELEASES AND LIMITATIONS as set forth in a deed from the Blossburg Coal Company to Roy Anderson, Thomas Williamson, Wesley Keagle and Francis Robena, as Trustees, dated 2 September 1952 and recorded in the Recorder's Office of Tioga County Deed Book 264 at page 213, and also as set forth in a Deed of Trust to the Arnot Citizens Committee dated 1 September 1954 and recorded.

ALSO ALL that lot, piece or parcel of land situate in the Village of Arnot, Bloss Township, Tioga County, Commonwealth of Pennsylvania, being a lot addition to Lot No. 2 in Block No. 6, bounded and described as follows:

BEGINNING at a point where the centerline of Main Street intersects with the centerline of Poplar Street, the Southeast corner of the lot herein described; thence along the centerline of Main Street, North 77 degrees 48 minutes 46 seconds West, a distance of 185.91 feet and North 77 degrees 33 minutes 03 seconds West, a distance of 15.92 feet to a point in said centerline, the Southeast corner of lands now or formerly of Robert Valimont and the Southwest corner of the lot herein described; thence along lands of Robert Valimont, (through an iron pin located 25.28 feet North of the centerline) North 20 degrees 54 minutes 20 seconds East, a distance of 105.56 feet to an iron pin in the eastern line of lands of Robert Valimont and the Southwest corner of other lands of John Deming and the Northwest corner of the lot herein described; thence along lands of John Deming, South 71 degrees 21 minutes 31 seconds East, a distance of 184.09 feet (through an iron pin located 12.64 feet West of the centerline) to a point in the centerline of Poplar Street, the Southeast corner of other lands of John Deming and the Northeast corner of the lot herein described; thence along the centerline of Poplar Street, South 10 degrees 11 minutes 56 seconds West, a distance of 83.77 feet the point and place of beginning.

CONTAINING 0.285 acres, more or less, as per Survey No. 108-2-86-355 by Bruce Mainus, under the direction of Boyer Krantz, R.S., dated April 1, 1986; being approved by Tioga County Planning Commission on October 10, 1986 as Subdivision No. 86-92, approved with the condition that this lot be a Lot Addition to property presently owned by John H. Deming as acquired from John H. Deming and Laura K. Deming, his wife, by Deed dated March 23, 1982 and recorded in Tioga County Deed Book 413 at page 463.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO Benjamin J. Johnson and Heather Johnson, husband and wife, by virtue of a Deed between Diann L. Starke and Dean J. Starke, wife and husband, dated November 17, 2012, and recorded in the Tioga County Recorder of Deeds Office on November 20, 2012, to Tioga County Instrument No. 20121 1394.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or street, all public utility rights-of-way whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

SUBJECT to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments

and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

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.

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY BEING KNOWN AS: 13 Beech Lane, Arnot, PA 1691

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PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 01-02.06-002-000-000

PIN Control No.: 00000196

PROPERTY ADDRESS: 13 BEECH LANE, ARNOT, PA 16977

Seized and taken into execution to be sold as the property of BENJAMIN JOHNSON AND HEATHER JOHNSON in suit of COMMUNITY BANK, N.A., SUCCESSOR IN INTEREST TO THE ELMIRA SAVINGS BANK.

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

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania