

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 73-CV-2023

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 Elkland, Tioga County, Pennsylvania, situate on the south side of what is known as River Street on the south side of the Cowanesque River, and bounded and described as follows: Beginning in the center of the said street and running south along the line of lot owned now or formerly of Miles Egleston to the southeast corner thereof; thence east on a line parallel with the south line of said highway along said of C. J. Pattison, deceased; thence north along the lands formerly of Mary Costley to the center of said highway; thence west to the place of beginning, containing 3/4 of an acre of land, more or less.

Excepting out the portion conveyed to Elkland Borough Authority in Deed Book 722 Page 601:

ALL THAT CERTAIN tract of land situate in Borough of Elkland, County of Tioga and Commonwealth of Pennsylvania, designated as Lot "A" as surveyed by K. Robert Cunningham Surveyors, inc., dated April 16, 2007, entitled "Subdivision of Lands belonging to James H. Main to be conveyed to Elkland Borough Authority" and filed in the Tioga County Courthouse to Instrument No.____, being bounded and described as follows:

BEGINNING at a point in the centerline of East River Street, said point being the northeasterly corner of Delbert H. Gee, having a reference of Record Book 747 at Page 5099 and being the northwesterly corner of the lot herein described; THENCE, leaving lands of Delbert H. Gee and with the centerline of East River Street, N 87° 53' 15" East, 75.00 ft. to a point, being a corner in common with remaining lands of James H. Main, having to reference of Record Book 450-at Page 848, designated as Lot "B" on the above referenced subdivision plan;

THENCE, leaving the centerline of East River Street and along Lot "B", passing through an iron rod-set 20.09 ft. from said centerline. S 03° 22' 48" W, 40.09 ft. to an iron rod set; and, S 87° 0 53' 15" W, 75.00 ft. to an iron rod set along the easterly line of forementioned lands of Delbert H. Gee; THENCE, leaving Lot "13" and along lands of Delbert H. Gee, passing through an iron rod set 20.09 ft. from the aforementioned centerline of East River Street, N 03° 22' 48" E, 40.09 ft. to the point of beginning. CONTAINING 0.069 ac. or 2993 sq. ft. of land.

TOGETHER with and subject to covenants, easements and restriction of record.

BEING the same premises which Phillip C. Saxton by Deed dated September 3, 1986 and recorded in the Official Records of Tioga County on September 8, 1986 in Deed Book Volume 450, Page 848, as Instrument granted and conveyed unto James H. Main.

And James H. Main departed this life on November 24, 2024.

226 East River Street, Elkland, PA 16920
Tax Parcel Number: 13-06.00-042.-000

PROPERTY ADDRESS: 226 EAST RIVER STREET, ELKLAND, PA 16920

UPI / TAX PARCEL NUMBER: 13-06.00-042.-000

Seized and taken into execution to be sold as the property of MARTIN S. MAIN, SR., KNOWN HEIR OF JAMES H. MAIN, DECEASED; TODD A. MAIN, KNOWN HEIR OF JAMES H. MAIN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES H. MAIN, DECEASED AND MARTIN S. MAIN, SR., KNOWN HEIR OF JAMES H. MAIN, DECEASED; TODD A. MAIN, KNOWN HEIR OF JAMES H. MAIN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES H. MAIN, DECEASED in suit of US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR LB-RANCH SERIES V TRUST.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania