

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 557-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 lot, piece or parcel of land situate in the Township of Hamilton, County of Tioga and Commonwealth of Pennsylvania, bounded and described in accordance with a survey dated October and December, 1971, prepared by A. E. Monk, Jr., under the direction of Boyer Kantz, R.S., as follows;

BEGINNING at a point in the center line of Township Road T-782, said point being the Southeast corner of lands now or formerly of Rose Bogaczyk and the Northeast corner of the lot herein to be conveyed; thence South 00°28'02" West a distance of 227.78 feet along the center line of said Township Road T-782 to a point, said point being the Southeast corner of the lot herein to be conveyed; thence North 82°18'06" West a distance of 791.79 feet along the Northern boundary of Lot No. 4 as designated on the above recited survey to an iron rod, said iron rod being the Southwest corner of the lot herein to be conveyed, said line passing through an iron rod set 25.0 feet from said center line of Township Road T-782; thence North 11°1'30" East a distance of 226.48 feet along lands now or formerly of Leo Frederick to an iron rod, said iron rod being the Northwest corner of the lot herein to be conveyed; thence South 82°18'06" East a distance of 748.00 feet along lands now or formerly of Rose Bogaczyk to the point and place of beginning, said line passing through an iron rod set 30.00 feet from the center line of said Township Road T-782.

CONTAINING 3.994 acres, more or less, and being designated Lot No. 5 on the survey referred to above

SUBJECT TO all conditions, covenants, reservations and restrictions contained in the prior deed in the line of title.

For a copy of the survey referred to above see Tioga County Map File No, 4167.

EXCEPTING AND RESERVING to Robert M. Jones, et al, for their use and the use of their heirs and assigns, including the future owners of Lots Nos.4, 3, 2 and 1A as designated on the survey referred to above, a Right-of-Way over the above described property bounded and described as follows: BEGINNING at a point in the center line of Township Road T-782; thence North 82°18'06" West a distance of 748.00 feet along the center line of an existing roadway and the southern boundary line of lands now or formerly of Rose Bogaczyk to an iron rod in the Eastern boundary line of lands now or formerly of Leo Frederick, said right of way being 25 feet in. width and being the southern one-half of a presently existing road. ALSO, a right of way 50 feet in width along the Western boundary of the above described property commencing at the Northwest corner of the above described lot and extending South 11°3'30" West along the Frederick boundary line, said right of way ending at the Southern boundary of the above described lot, said line being 226.48 feet in length.

BEING the same premises conveyed by Anthony J. Sautner, deceased, to Robyne Sautner by Deed dated September 9, 2022 and recorded on September 26, 2022 at Tioga County Instrument Number 202208028.

Parcel # 16-01.00-010B

PROPERTY ADDRESS: 619 BLAKE ROAD, BLOSSBURG, PA 16912

Seized and taken into execution to be sold as the property of ROBYNE SAUTNER in suit of MICHAEL G. DAWSON.

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

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania