SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 199-2026 CD

Issued out of the Court of Common Pleas of Jefferson County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Jefferson County Sheriff Office in the City of Brookville, County of Jefferson, Commonwealth of Pennsylvania on:

FRIDAY, DECEMBER 18, 2026
AT 12:00 O'CLOCK P.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.

JUDGMENT: $44,375.21

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE THIRD WARD OF THE BOROUGH OF PUNXSUTAWNEY, PA.

PROPERTY ADDRESS: 311 ASHLAND AVENUE, PUNXSUTAWNEY, PA 15767

UPI / TAX PARCEL NUMBER: 23-002-0708

Seized and taken into execution to be sold as the property of ARTHUR L. WINTERS, KELLY A. WINTERS in suit of US BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within ten (10) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO, LLP
GARDEN CITY, NY

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

11/12/26, 11/19/26 & 12/3/2026