

SHERIFF'S SALE

By virtue of civil division 2023-86, issued out of the Court of Common Pleas of Potter County, to me Directed, I shall expose to Public Venue on the 1st of October 2026 AD at 10:00 AM, all the defendant's interest in the following described property to wit:

Legal Description

ALL those certain pieces, parcels or tracts of land situate, lying and being in the BOROUGH of ULYSSES, COUNTY of POTTER and COMMONWEALTH of PENNSYLVANIA, known as 528 Grove Street, Ulysses, PA 16948, bounded and described as follows:

Parcel I: BEGINNING at an angle in the center of Grove Street in said Borough, located East 38 rods of the center of Main Street; thence North 8 rods; thence East 10 rods; thence South 8 rods; thence West 10 rods to the point of beginning.

CONTAINING 80 square rods of land, more or less, and being Lots Nos. 5 and 6 of the subdivision of lands of Katherine S. Parker, later Edwards, in said Borough.

Parcel II: BEGINNING at a corner in the center of Grove Street in said Borough, located East 48 rods of the center of Main Street; thence North 8 rods; thence East 5 rods; thence South 8 rods; thence West 5 rods to the place of beginning.

CONTAINING 48 square rods of land, strict measure, and being Lot No. 7 of the subdivision of lands of Katherine S. Edwards in said Borough.

BEING the same premises which Elsie Mills, now by marriage, Elsie Mills Easton, and her husband, Marvin Easton by Deed dated January 12, 1999 and recorded in the Official Records of Potter County on January 12, 1999 in Deed Book Volume 272, Page 372, granted and conveyed unto Michelle L. Bogle.

528 Grove Street, Ulysses, PA 16948

Tax Parcel Number: 280-002-078

Sale No:

Jacqueline McNally, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$36,241.93

Premise Being: 528 Grove Street, Ulysses, PA 16948

Seized and sold as the property of Michelle L. Mills F/K/A Michelle L. Bogle, Deceased, Judgment Number 2023-00086 (U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v. Terilee Mills, Known Heir of Michelle L. Mills f/k/a Michelle L. Bogle, Deceased; et al.), with a judgment amount of \$36,241.93.

A Sheriff's schedule of distribution will be filed in my office on 10/01/2026 and distribution of the sales proceeds will be made in accordance with this schedule unless exceptions are filed within ten days hereafter.

Notice is hereby given that all claims to the above property must be filed with the Sheriff before the sale, and all claims to the sale proceeds must be filed before distribution on October 10, 2026.

Said sale to be held at: Potter County Courthouse, 1 E. 2nd Street, Coudersport, PA 16915

At the suit of
Sheriff's Office
Kevin M. Siska
Coudersport, PA

9/3/26, 9/10/26 &
9/17/2026