

SHERIFF'S SALE

By virtue of civil division 2024-153, issued out of the Court of Common Please of Potter County, to me Directed, I shall expose to Public Venue on the 4TH of December 2025 AD at 10:00 AM, all the defendant's interest in the following described property to wit:

LEGAL DESCRIPTION

ALL THOSE CERTAIN piece parcel or tracts of land in Oswayo Township, Potter County, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the Eleven Mile Road (SR 344), said point being 329.90 feet southwest of where the center of the Eleven Mile Road (SR 344) intersects the center of Kibbeville Road (T-378);

THENCE along the center of the Eleven Mile Road S 65°17'20" W a distance of 433.35 feet to point;

THENCE continuing along the center of the Eleven Mile Road S 66°44'40" W a distance of 376.25 feet to point;

THENCE N 06°38'00" E, and passing though a 3/4" iron rod set this survey on or near the northerly bounds of the Eleven Mile Road, a distance of 847.91 feet to a 3/4" iron rod set this survey;

THENCE S 83°22'00" E a distance of 635.99 feet to a 1/4" iron rod set this survey;

THENCE S 01°15'42" E and passing through a 3/4" iron rod set this survey on or near the northerly bounds of the Eleven Mile Road, a distance of 439.15 feet to the POINT OR PLACE OF

BEGINNING, said parcel containing 10.000 acres, more or less.

BEING FURTHER IDENTIFIED as part of Tax Parcel ID #170-004-019 of the Tax Assessment Records of Potter County.

Being the same premises which Gary L. Maxson, by Deed dated 06/06/2016 and recorded 06/07/2016, in the Office of the Recorder of Deeds in and for the County of Potter, in Deed Instrument No. 201601940, granted and conveyed unto Ryan J. Blown and Tierra L. Brown, husband and wife.

Tax Parcel: 170-004-019

Premises Being: 1381 ELEVEN MILE RD, Shinglehouse, PA 16748

A Sheriff's schedule of distribution will be filed in my office on 12/4/2025 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 proceeds from the sale before distribution 10/11/2025.

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, Sheriff
Coudersport, PA 16915

11/20/25, 11/27/25 & 12/4/2025