

SHERIFF'S SALE

By virtue of civil division 2025-404, issued out of the Court of Common Pleas of Potter County, to me Directed, I shall expose to Public Venue on the 4th of June 2026 AD at 10:00 AM, all the defendant's interest in the following described property to wit:

Legal Description

ALL THAT CERTAIN piece or parcel of land, together with the improvement thereon erected, situate, lying and being in the Township of Roulette, County of Potter and Commonwealth of Pennsylvania, shown on a plan of subdivision prepared for J. Blaise and Florrie N. Alackness, by K.R. Comstock, Jr., R.S., dated January 16, 1998, filed in Potter County Map Book 15, at page 48 (which plan is incorporated herein by reference), known as 13 Atkins Road, Roulette, PA 16746, bounded and described as follows:

BEGINNING at a point in the centerline of Township of Roulette t-322 located 327 feet un a direct line from the intersection of the south boundary of the lands formerly of Vesta K. Miller and Merritt Miller, et ux., (Deed Book Volume 161, at page 306) and the centerline of the Pennsylvania Legislative Route 52010; thence continuing along said Township Route T-322 and along a multiflora hedge, North 22 degrees 34 minutes West 197 feet to a point; thence South 74 degrees 27 minutes West 217 feet to a point; thence South 21 degrees 30 minutes East 198 feet to the point of beginning.

CONTAINING 1 acre of land, more or less

ALSO GRANTING AND CONVEYING to Grantees, their heirs and assigns, forever, an easement and right, use and privilege to draw and use water from a spring on the southern boundary of prior Grantor's property for the purpose of laying water line and using such water from said spring as Grantees may need on their property, with the right if ingress and egress over the lands of prior Grantor for the purpose of repair and maintenance of dais water line and any pumping devices that may be required.

BEING THE SAME PREMISES which Barbara A. Miller as Administratrix D. B. N. C. T. A of the Estate of Stephen R. Miller Deceased, by deed dated January 16, 2001 and recorded in January 17, 2001, in the Potter County Recorder of Deeds office at Deed Book Volume 284 at Page 403, granted and conveyed unto Geraldine R. Miller and Jayne E. James, as Joint Tenants with the Right of Survivorship, and not as Tenants in Common. The said Jayne E. James departed this life on or about November 16, 2016, and by operation of law, title vested solely in Geraldine R. Miller. The said Geraldine R. Miller departed this life on or about December 24, 2024. Absent the probate of and estate, title now vests Teresa L. Pratt, as known heir of Geraldine R. Miller, deceased and the unknown surviving heirs of Geraldine R. Miller, deceased.

Being Known as 13 Atkins Road, Roulette, PA 16746

Parcel I.D. No. 210-40317

A Sheriff's schedule of distribution will be filed in my office on 06/04/2026 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 proceeds from the sale before distribution 04/09/2026.

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, Sheriff
Coudersport, PA

5/21/26, 5/28/26
& 6/4/2026