

SHERIFF'S SALE

By virtue of civil division 2025-280, 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 that certain piece, parcel or tract of land situate, lying and being in the TOWNSHIP OF BINGHAM, COUNTY OF POTTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED and described as follows, to wit:

BEGINNING at a point in the centerline of Rural Route 52030 being the southwest corner of Lewis Cook lot; thence by said centerline of Rural Route 52030, south 65 degrees west a distance of 362.15 feet to a point; thence north 23 degrees 15 minutes west a distance of 438.00 feet to a post corner; thence north 58 degrees east a distance of 120.5 feet to a post corner; thence north 71 degrees 30 minutes east 209.5 feet to a post corner being the north-west corner of Lewis Cook lot; thence by westerly boundary of said Lewis Cook lot south 28 degrees east, a distance of 428.5 feet to a point in the centerline of Route 52030 the place of beginning.

CONTAINING 3.4 acres of land, more or less and being in Bingham Township, Potter County, Pennsylvania.

Property address: 771 Genesee Mills Rd, Genesee, PA 16923

Parcel ID: 040-006-010-1

Title is vested in William D. Shutt and Jean C. Shutt, husband and wife, by deed from Robert A. Cramer and Judith A. Cramer, husband and wife, dated June 11, 1979, recorded June 19, 1979, in the Potter County Clerk's/Register's Office in Deed Book 205, Page 91. The said Jean C. Shutt departed this life on July 29, 2009. The said William D. Shutt departed this life on December 25, 2021.

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 proceeds from the sale before distribution 08/13/2026.

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