

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 436-CV-2025**

**Issued out of the Court of Common Pleas of Tioga County, Pennsylvania and to me directed, I will expose the
following described property at public sale at the Tioga County Courthouse in the City of Wellsboro County of Tioga,
Commonwealth of Pennsylvania on:**

**WEDNESDAY, JANUARY 14, 2026
AT 10:00 O'CLOCK A.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.**

DOCKET NO: 436-CV-2025

ALL THAT CERTAIN lot or piece of ground situate in Jackson Township, County of Tioga and Commonwealth of Pennsylvania

TAX PARCEL NO: 17-06.00-055 & 17-06.00-054

PROPERTY ADDRESS: 7087 Route 549, Millerton, PA 16936

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: James J. McMillan, Deceased

PROPERTY ADDRESS: 7087 ROUTE 549, MILLERTON, PA 16936

UPI / TAX PARCEL NUMBER: 17-06.00-055 & 17-06.00-054

**Seized and taken into execution to be sold as the property of EMMA R. MCMILLAN, AS ADMINISTRATRIX OF THE
ESTATE OF JAMES MCMILLAN A/K/A JAMES J. MCMILLAN, DECEASED in suit of PENNYMAC LOAN SERVICES, LLC.**

**Attorney for the Plaintiff:
POWERS KIRN, LLC
TREVOSE, PA**

**FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania**