

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 750-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, MAY 13, 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.

Situated in the Township of Sullivan, County of Tioga, Commonwealth of Pennsylvania:

Beginning at a point in the center line of the unimproved township road known as the "Rumsey Hill Road", which point is 300 feet easterly from the intersection of the western boundary line of other lands of the Grantors herein with the center line of the aforesaid Rumsey Hill Road, which said western boundary line is further marked by a stone line fence and passes through the center of a large cherry tree, said point being the northwest corner of the lot herein conveyed; thence easterly along the center line of the aforesaid Rumsey Hill Road 150 feet to a point, the northeast corner hereof, thence, at a right angle to the aforesaid Rumsey Hill Road, southerly along other lands of the Grantors herein 150 feet to a point, the southeast corner hereof; thence, at a 90° angle, westerly along other lands of the Grantors herein and parallel with said Rumsey Hill Road 150 feet to a point, the southwest corner hereof; thence, at a 90° angle, northerly along other lands of the Grantors herein and parallel with the second course of this description, 150 feet to the place of beginning, containing 22,500 square feet and being a perfectly square lot measuring 150 feet at each equal side and 90° at each equal angle.

BEING known and numbered as 268 Rumsey Hill Road, Mansfield, PA 16933

Being the same property conveyed to Rock M. Strange and Kimberlyn S. Strange, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Janet Smith, Executrix of the Estate of Anna Wilcox, deceased and Jack M. Strange and Alice Patricia Strange Tokarz, dated November 16,1998, recorded November 23,1998, in Book 727, Page 693, Office of the Recorder of Deeds, Tioga County, Pennsylvania.

INFORMATIONAL NOTE: Rock M. Strange died on October 7,2023, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Kimberlyn S. Strange.

INFORMATIONAL NOTE: Continuous Marriage Affidavit recorded May 15,2025, as Instrument Number 202504159, Office of the Recorder of Deeds, Tioga County, Pennsylvania.

Parcel No.: 33/03.00/063A/000

PROPERTY ADDRESS: 268 RUMSEY HILL ROAD, MANSFIELD, PA 16933

UPI / TAX PARCEL NUMBER: 33/03.00/063A/000

Seized and taken into execution to be sold as the property of **KIMBERLYN S STRANGE** in suit of **JP MORGAN CHASE BANK, NATIONAL ASSOCIATION.**

Attorney for the Plaintiff:
THE MANLEY LAW FIRM LLC
COLUMBUS, OH 614-220-5611

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania