

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 54-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, MARCH 11, 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.

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Blossburg, Tioga County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at the intersection of the Northern line of Hannibal Street with the Western line of Williamson Road in the Borough of Blossburg;

1. THENCE along the Western line of Williamson Road, North 12 degrees 20 minutes East, 210.35 feet to an iron pin at the Northeast corner of Parcel "A";
2. THENCE along the Southern line of Parcel "E" and the Southern line of Parcel "B", North 77 degrees 22 minutes West, 161.00 feet to a point;
3. THENCE from said point and through Parcel "A", South 12 degrees 38 minutes West, 107.83 feet to a point and the place of beginning for the parcel of land to be herein described;
4. THENCE from said place of beginning and continuing through Parcel "A" by a line lying along the Eastern line of a ten (10) foot sidewalk abutting the Eastern wall of the proposed drug store, South 12 degrees 38 minutes West, 27.00 feet to a point;
5. THENCE continuing through Parcel "A" by a line crossing said ten (10) foot walk and passing through the center of a proposed twelve (12) inch party wall (being the Southern wall of said proposed drug store), North 77 degrees 22 minutes West, 112.00 feet to a point;
6. THENCE through Parcel "A" by a line lying along the Western line of the West wall of the proposed drug store, North 12 degrees 38 minutes East, 27.00 feet to a point;
7. THENCE through Parcel "A" by a line passing through the center of a proposed twelve (12) inch party wall (being the Northern wall of said proposed drug store) and crossing the ten foot (10') sidewalk abutting the Eastern wall of said proposed building, South 77 degrees 22 minutes East, 112.00 feet to the place of BEGINNING.

GRANTING AND CONVEYING ALSO easements and rights in common with the public to the paved parking area and rear loading area adjacent to the aforesaid described premises.

SUBJECT AND UNDER NEVERTHELESS to the full, free liberty and right at all times hereafter and forever of the public to have and use a ten foot (10') wide sidewalk extending along the eastern edge of the lot hereby granted.

TAX MAP NO. 02/04A02/004A//000

BEING the same premises which Patrick R. Bauman and Melissa K. Bauman, husband and wife, by Deed dated 09/22/2020 and recorded 09/28/2020 in the Office of the Recorder of Deeds in and for the County of Tioga in Instrument No. 202007014, granted and conveyed unto Bloss Pharmacy Resources, LLC, a Pennsylvania Limited Liability Company.

BEING KNOWN AS 2 Riverside Plaza, Blossburg, PA 16912

PROPERTY ADDRESS: 2 RIVERSIDE PLAZA, BLOSSBURG, PA 16912

UPI / TAX PARCEL NUMBER: 02/04A02/004A//000

Seized and taken into execution to be sold as the property of BLOSS PHARMACY RESOURCES, LLC AND JENNIFER A. MCTISH, BLOSS PHARMACY RESOURCES, LLC AND JENNIFER ANN MCTISH in suit of LIVE OAK BANKING COMPANY.