

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 752-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, JULY 08, 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 parcel of land in Township of Tioga, Tioga County, Commonwealth of PA, as more fully described in volume 434 page 988 ID# 34-PL01-043-D, being known and designated as a metes and bounds property.

Being the same property conveyed by fee simple deed from Eugene M. Button and Ruth E. Button husband and wife to James Cashier and Nalene Cashier, dated 01/03/1985 in volume 434 Page 988 in Tioga County Records; Commonwealth of PA.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

All that certain lot, tract and parcel of land situate in Tioga Township, Tioga County, Pennsylvania, bounded and described according to survey by Lloyd Gilbert, R.S. of Westfield, Pennsylvania, dated April 25, 1981 and revised December 17, 1984, as follows:

BEGINNING at a point in the centerline of Sunrise Circle Drive (Township Road N. 792) which point is a corner of lands of James Cashier and which point is situate 1,045.00 long the centerline of Sunrise Circle Drive, from the point of intersection of the centerlines of Sunrise Circle Drive and Mann Hill Road; thence North 16 degrees 39 minutes 49 seconds East 47.23 feet to a point; thence on a curve to the left having a radius of 129.62 feet a long chord of 189.91 feet and delta of 90 degrees 00 minutes to a point being a corner of parcel No. 2; thence along the Eastern line of Parcel No. 2, South 16 degrees 39 minutes 49 seconds West 176.13 feet to an iron pipe in the Northern line of lands of James Cashier; thence along the Northern line of lands of James Cashier, South 73 degrees 20 minutes 11 seconds East 116.00 feet to a point in the centerline of Sunrise Circle Drive, being the point and place of beginning.

CONTAINING 0.3888 acres.

BEING KNOWN AS: 193 SUNSET CIRCLE, TIOGA, PA 16946

PROPERTY ID NUMBER 34/01.00/043D/ /000/CONTROL #:00015789

BEING THE SAME PREMISES WHICH EUGENE M. BUTTON AND RUTH E. BUTTON, HIS WIFE BY DEED DATED 1/3/1985 AND RECORDED 1/3/1985 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 434 AT PAGE 988, GRANTED AND CONVEYED UNTO JAMES CASHIER, NOW DECEASED AND NALENE CASHIER, HIS WIFE.

PROPERTY ADDRESS: 193 SUNSET CIRCLE, TIOGA, PA 16946

Seized and taken into execution to be sold as the property of NYLENE CASHIER A/K/A NALENE CASHIER in suit of WILMINGTON TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OSAT TRUST 2021-1.

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 215-627-1322

FRANK LEVINDOSKI, Sheriff
TIOGA COUNTY, Pennsylvania