



Bradford County Law Journal

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Bradford County Law Journal
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The Bradford County Law Journal (BCLJ) is published weekly by Clare Printing, Sayre, PA. The BCLJ includes reviews of current cases of interest; all county legal advertisements including notices of estates, incorporations, fictitious names, change of name notices, sheriff's sales and miscellaneous legal notices; court announcements; and classified advertisements. The BCLJ is designated by local court rule as the legal periodical for the publication of all legal notices.

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BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

August 17, 2026 through August 21, 2026

(Subject to Change)

Hon. Maureen T. Beirne, President Judge

Monday, August 17

8:30 am	Criminal Jury Tr.	Com. of PA v. Chilson Com. of PA v. Cordner Com. of PA v. Kaminski	CR-0000875-25 CR-0000055-26 CR-0000679-25
2:00 pm	Criminal Non-Jury Tr. Omnibus Pre-Tr. Hrng.	Com. of PA v. Spencer Com. of PA v. Spencer	CR-0000699-24 CR-0000699-24

Tuesday, August 18

12:00 pm	Answer/Response Withdraw as Counsel	Conner v. Spencer Shoemaker v. Parkhurst	24FC0114 26FC0053
4:00 pm	Meeting	CHILDREN'S ROUNDTABLE	

Thursday, August 20

8:00 am	Meeting		CJAB
8:30 am	Formal Arraignment Pet. to Revoke Parole/Probation/ARD	Com. of PA v. Miller Com. of PA v. Beale-Schauder	CR-0000371-26 CR-0000850-23
9:00 am		Com. of PA v. Crane Com. of PA v. Vincent	CR-0000404-25 CR-0000830-25
11:00 am	Sentencing	Com. of PA v. Gallagher	CR-0000330-25
11:30 am		Com. of PA v. Tappan-Bright	CR-0000353-26
11:45 am	Plea Hrng.	Com. of PA v. Mummert	CR-0000231-26
12:00 pm	Answer/Response Withdraw as Counsel	Niles v. Skinkle Eddy v. Chilson	24FC0258 25FC0370
1:00 pm	Sentencing	Com. of PA v. Chilson	CR-0000070-26
1:30 pm		Com. of PA v. Rought	CR-0000211-26
1:45 pm		Com. of PA v. Currie	CR-0000136-26
2:00 pm		Com. of PA v. Friedman	CR-0000054-26
2:15 pm		Com. of PA v. Bixby	CR-0000831-25
2:30 pm	Plea Hrng.	Com. of PA v. Townsend	CR-0000119-26
2:45 pm		Com. of PA v. Kline	CR-0000334-26
3:00 pm		Com. of PA v. Rightmire	CR-0000335-26
3:15 pm		Com. of PA v. Sands	CR-0000359-26
3:30 pm		Com. of PA v. Norton	CR-0000139-26

Friday, August 21

8:45 am	Miscellaneous	In Re: Thomas Brocius, Constable	09IR0076
9:00 am	Criminal Post-Tr./Sentencing Hrng.	Com. of PA v. Brown	CR-0000899-21
9:15 am	Argument Criminal Pre-Tr. Conf.	Com. of PA v. Leensvaart Com. of PA v. Leensvaart	CR-0000372-26 CR-0000372-26
12:00 pm	Answer/Response Withdraw as Counsel	Com. of PA v. Martin	CR-0000171-26

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Hon. Evan S. Williams, III, Judge

Tuesday, August 18

9:00 am	Prot. from Abuse	Foust v Foust	24FC0314
1:00 pm	Supt. Contempt Hrng.	Roach v. Pierce	19DR00022
		Dolan v. Armitage	19DR00681
		Zawistowski v. Kelley	19DR00862
		Blanchard v. Sluyter	24DR00199
		Brotzman v. Brotzman	25DR00083
		Campbell v. Shugart	96FC000342

Wednesday, August 19

9:00 am	Juvenile Review		JV-0000100-24
11:00 am	Restitution Hrng.	Com. of PA v. Friel	CR-0000841-25

Friday, August 21

8:45 am	Argument	Sproule v. Sproule	23FC0146
	Summary Judgment	ESL Federal Credit	
		Union v. Bailey	25CV0366
		Journey Bank v. Moyer	25MF0042
10:00 am	Prelim. Obj.	Snap Construction, LLC v. Storm	25ML0004
		Vanderpool v. Guthrie Medical Group	26CV0042
11:00 am	Exceptions	Lantz v. Lantz	22DR00260
		McAnally v. Baldwin	25DR00103
1:00 pm	Omnibus Pre-Tr. Hrng.	Com. of PA v.	
		Hitchcock	CR-0000422-25
2:00 pm	Juvenile Review		JV-0000102-25
3:00 pm	Juvenile Review		JV-0000098-24
			JV-0000043-24

Hon. Thomas Arthur. James Jr., Judge

Monday, August 17, 2026

9:00 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Rosenheck	CR-0000533-25
	Plea Hrng.	Com. of PA v. Degrange-Dunn	CR-0000263-26
10:00 am	Bail Mod. Hrng.	Com. of PA v. Park	CR-0000212-26
	Plea Hrng.	Com. of PA v. Park	CR-0000212-26
10:30 am		Com. of PA v. Parsley	CR-0000347-26
1:30 pm	Post Conviction Relief Act Hrng.		
		Com. of PA v. Koehler	CR-0000309-95

Non-Judicial Officer

Thursday, August 20

8:00 am	Meeting		CJAB
8:30 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Hall	CR-0000336-24
		Com. of PA v. Hall	CR-0000591-23
		Com. of PA v. Hall	CR-0000134-24

Non-Judicial Officer

Thursday, August 20

3:00 pm	Collection Contempt Confs.—	Com. of PA v.	
Anderson	CR-0000546-95	Rinebold	CR-0000285-04
Bailey	CR-0000470-20	Rucker-Weatherby	CR-0000798-19

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Bellows	CR-0000111-06	Ruschak	MD-0000218-19
Bostwick	CR-0000042-21	Slomian	CR-0000964-03
Carman	CR-0000743-21	Stahle	CR-0000663-22
Dunn	CR-0000375-22	Terry	CR-0000163-23
Evans	CR-0000495-18	Vanauken	CR-0000669-23
Fick	CR-0000189-23	Vanderpool	CR-0000847-18
Firestine	CR-0000567-16	Walters	CR-0000301-01
Frisbie	CR-0000653-21	Wandell	CR-0000445-12
Giggee	CR-0000570-17	Weil	CR-0000103-19
Hawley	CR-0000392-20	Welles	CR-0000431-05
Henson	CR-0000185-99	Welles	CR-0000176-96
Howarth	CR-0000477-14	Wildman	CR-0000050-13
Johnson	CR-0000612-19	Hill	CR-0000944-03
Kendall	CR-0000663-17	Perry	CR-0000823-14
Magee	CR-0000677-03	Peterson	CR-0000404-03
Martin	CR-0000150-21	Pierce	CR-0000130-23
Mathews	CR-0000142-02	Tulanowski	CR-0000399-04

Wednesday, August 19

Special Master

1:00 pm Meeting TREATMENT COURT

Hearing Master Richard D. Sheetz

Monday, August 17

8:30 am	Permanency Review Hrng.	DP-0000035-25
9:30 am	Permanency Review Hrng.	DP-0000011-25
	Permanency Review Hrng.	DP-0000014-26
10:30 am	Shelter Care Hrng.	DP-0000009-24
	Shelter Care Hrng.	DP-0000011-24
	Shelter Care Hrng.	DP-0000010-24

Tuesday, August 18

8:30 am	Supt. Contempt Hrng.	SUPPORT CONTEMPTS
1:00 pm	Prelim. Cust. Conf.	Hutto v. Wesneski 17FC0006
2:00 pm		Stebbins v. Johns 26FC0116
2:30 pm		Stebbins v. Jayne 26FC0117
3:00 pm		Bryington v. King 14FC0622
3:30 pm		Ward v. Young 26FC0174

Wednesday, August 19

8:30 am	Pet. for Mod. of Supt.	Watson v. Watson 20DR00330
9:15 am	Pet. for Supt.	Belcher v. Uitz 21DR00002
10:00 am	Pet. for Mod. of Supt.	Maynard v. Bailey 19DR00070
10:45 am		Hunsinger v. Morgan 19DR01153
1:00 pm	Pet. for Supt.	Cazassa v. Woodruff 26DR00076
1:45 pm	Pet. for Mod. of Supt.	Roy v. Roy 25DR00022
2:30 pm		Rose v. Miller 20DR00349
	Pet. for Supt.	Stebbins v. Jayne 26DR00057

Thursday, August 20

8:30 am	Permanency Review Hrng.	DP-0000013-2025
9:30 am	Permanency Review Hrng.	DP-0000028-2026
1:00 pm	Prelim. Cust. Conf.	Simons v. Simons 15FC0583

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1:30 pm		Tirgari-White v. White	18FC0490
2:00 pm		Braunbeck v. Braunbeck	26FC0150
Friday, August 21			
8:30 am	Juvenile Review		JV-0000056-25
9:30 am	Restitution Hrng.		JV-0000012-26
10:30 am	Adjudicatory Hrng.		JV-0000013-26
1:00 pm	Divorce Pre-Tr. Conf.	Brown v. Brown	25FC0354
Non-Judicial Officer			
Friday, August 21			
12:00 pm	Rule—Answer/Response Deadline		
		Morgan v. Larcom	2025FC0272

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Ball, Patricia Thomas a/k/a Patricia A. Ball

Late of Athens Township (died May 5, 2026)

Co-Executrices: Kathryn A. Allen, 100 Bennett Road, Pine City, NY 14871 and Mary E. Flannigan, 822 Esses Street, San Antonio, TX 78210

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC , 180 N. Elmira Street, Athens, PA 18810, (570) 888-7709

Kern, Connie L.

Late of Canton Township (died June 29, 2026)

Executrix: Sharon L. Hansell, 254 Hansell Berry Farm Road, Gillett, PA 16925

Attorneys: David J. Brann, Esquire, Brann, Williams & Caldwell, 1090 West Main Street, Troy, PA 16947

Picciotti, Pamela A.

Late of Smithfield Township (died December 27, 2025)

Administratrix: Jennifer Graham, 6919 Berwick Turnpike, Columbia Cross Roads, PA 16914

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC , 180 N. Elmira Street, Athens, PA 18810, (570) 888-7709

Sick, Nancy A. a/k/a Nancy Sick

Late of Leroy Township

Co-Executors: Stacey J. Sick and Lonnie J. Sick c/o Laci E. Freas, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701

Attorneys: Laci E. Freas, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 140 East Third Street, Williamsport, PA 17701

SECOND PUBLICATION

Bennett, Michael E.

Late of Wilmot Township (died April 27, 2026)

Administratrix: Terrie Lynn Schoonover
Attorneys: Niemiec, Smith & Pellinger, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848

Borgeson, Thomas N.

Late of West Burlington Township (died July 10, 2025)

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Administratrix: Arlene W. Gates, 9676 Coryland Road, Gillett, PA 16925
Attorneys: Harold G. Caldwell, Esquire, Brann, Williams & Caldwell, 1090 West Main Street, Troy, PA 16947

Cook, Alex M.

Late of Bradford County (died June 27, 2026)
Co-Administrators: Richard Cook, II and Joan Cook c/o Niemiec, Smith & Pelling, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848
Attorneys: Niemiec, Smith & Pelling, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848

Gorman, Robert John Patrick

Late of Herrick Township (died March 25, 2026)
Co-Administrators: Matthew Gorman and Michael Gorman c/o Niemiec, Smith & Pelling, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848
Attorneys: Niemiec, Smith & Pelling, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848

Nimmo, Louise J.

Late of Sayre Borough (died July 20, 2026)
Executrix: Heather Romano c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840
Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

Vannoy, Adrienne S.

Late of the Borough of Troy (died March 18, 2026)
Administrator: Mr. George L. Vannoy, 54885 Mount Victory Road, Powhatan Point, OH 43942
Attorney: Christina Fleury, Esquire, Attorney at Law, 517 Main Street, Towanda, PA 18848

THIRD PUBLICATION

Brown, Marcella R. a/k/a Marcella Jean Brown

Late of Athens Township (died June 29, 2026)

Executor: Michael L. Brown, 5193 Spring Avenue, Shady Side, MD 20764
Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Honeywell, Scott Cory

Late of the Wilmot Township (died December 6, 2025)
Executor: Cory Scott Honeywell, 290 Rattlesnake Hill Road, Sugar Run, PA 18630
Attorney: Christina Fleury, Esquire, Attorney at Law, 517 Main Street, Towanda, PA 18848

Houghtalen, Roger A. a/k/a Roger Allen Houghtalen

Late of South Waverly Borough (died June 9, 2026)
Executor: Elwin Houghtalen, 325 A Street, Sayre, PA 18840
Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Jacobus, Anita S.

Late of Towanda Borough (died December 20, 2025)
Administratrix: Shannon Clark c/o Niemiec, Smith & Pelling, Attorney-at-Law, 427 Main Street, Towanda, PA 18848
Attorneys: Niemiec, Smith & Pelling, Attorney-at-Law, 427 Main Street, Towanda, PA 18848

Johnson, William R.

Late of Athens Borough (died May 3, 2026)
Administrator C.T.A.: Nathan W. Johnson, 1180 College Avenue, Elmira, NY 14901
Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Judson, Kathy Marie

Late of Towanda Township (died June 28, 2025)

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Administrator: Lenny Judson, 107
Walnut Street, Athens, PA 18810
Attorneys: Damian M. Rossettie, Es-
quire, Landy & Rossettie, PLLC, 228
Desmond Street, P.O. Box 206, Sayre,
PA 18840-0206

Krise, Paul F.

Late of Canton Borough (died June 10,
2026)
Executrix: Lisa K. Miosi, 10070 Route
414, Canton, PA 17724
Attorneys: Harold G. Caldwell, Esquire,
Brann, Williams & Caldwell, 1090 West
Main Street, Troy, PA 16947

Peel, Donna M. a/k/a Donna Mae Peel

Late of Litchfield Township (died June
9, 2026)
Executrix: Judith Ann Bergmaier, 300
W. Elm Street, Conshohocken, PA
19428
Attorneys: Damian M. Rossettie, Es-
quire, Landy & Rossettie, PLLC, 228
Desmond Street, P.O. Box 206, Sayre,
PA 18840-0206

Rogers, Ronald L. a/k/a Ronald Rogers and Ron Rogers

Late of Athens Borough (died June 19,
2026)
Administratrix: Debra Mitchell, 338
Hayden Street, Sayre, PA 18840.
Attorneys: Damian M. Rossettie, Es-
quire, Landy & Rossettie, PLLC, 228
Desmond Street, P.O. Box 206, Sayre,
PA 18840-0206

REGISTER'S NOTICE

0824-0092 FIRST AND FINAL AC-
COUNT AND PROPOSED DISTRIBU-
TION OF DUANE P LEONARD, Execu-
tor, of the Estate of Anna Belle Leonard
Deceased, Late of South Creek Township,
Bradford County, PA.

The same will be presented to the Or-
phan's Court on the 25th day of August,
2026.

Sheila M. Johnson
Register of Wills

Aug. 11, 18

IMPORTANT NOTICE

NOTICE OF ESTATE ADMINISTRATION

No.: 0826-0270

THIS NOTICE DOES NOT MEAN
THAT YOU WILL RECEIVE ANY
MONEY OR PROPERTY FROM
THIS ESTATE OR OTHERWISE.

Whether you will receive any money or
property will be determined wholly or
partly by the decedent's will. If the decedent
died without a will, whether you will receive
any money or property will be determined
by the intestacy laws of Pennsylvania.

BEFORE THE REGISTER OF WILLS,
COUNTY OF BRADFORD, PENNSYL-
VANIA.

In re: Patricia Thomas Ball, a/k/a Patricia
A. Ball, deceased.

Date of Death: May 5, 2026.

TO: SARA J. BALL.

Pursuant to Decree dated July 28, 2026.

Please take notice of the death of de-
cedent and the grant of letters to the personal
representative(s) named below.

The Decedent, Patricia Thomas Ball,
a/k/a Patricia A. Ball, died on May 5, 2026,
late of Athens Township, Bradford County,
Pennsylvania.

The decedent died testate (with a Will).

Personal Representatives: Kathryn A.
Allen, of 100 Bennett Road, Pine City, New
York 14871, and Mary E. Flannigan, of 822
Essex Street, San Antonio, Texas 78210 are
Co-Executors.

If the Decedent died testate, the Will was
filed with the Office of the Register of Wills
of Bradford County Court of Common Pleas,
301 Main Street, Towanda, PA 18848 (570)
265-1702.

If the Decedent died intestate, a Petition
for the Grant of Letters of Administration
was filed with the Office of the Register of
Wills of Bradford County Court of Common

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Pleas, 301 Main Street, Towanda, Pennsylvania. A copy of the Will or Petition may be obtained by contacting the Register of Wills and paying the charges for duplication.

J. WESLEY KOC SIS, ESQUIRE
KOC SIS LAW OFFICE

Capacity: Counsel for
Personal Representatives
180 North Elmira Street
Athens, PA 18810
(570) 888-7709

Aug. 11, 18, 25

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, August 26, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

EXHIBIT "A"

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Smithfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a pin which is located on the southeast corner of lands now or formerly owned by Lawrence E. Brown, et ux; thence South 06° 45' West 379 feet along lands now or formerly of Edward C. Johnson, et ux, to a pin; thence continuing on from said pin to the center of State Highway No. 08073; thence along said State Highway No. 08073, North 83° 55' West 305 feet to a corner; thence from said corner which is located in center of the highway, through a pin, North 17° 15' East 150 feet to a pin along other lands now or formerly of Lawrence E. Brown, et ux; thence continuing North 29° 55' East 225 feet along other lands now or formerly of Lawrence E. Brown, et ux, to a pin; thence North 89° 30' East 188 feet along

other lands now or formerly of Lawrence E. Brown, et ux, to a pin and the place of beginning.

The aforesaid description is made pursuant to a survey of property by George K. Jones, County Surveyor, dated August 27, 1958 and being Map No. 3734.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Down Money: Prospective Bidder must complete the Bid4Assets on-line registration to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase prices for the property sold by the Bradford County Sheriff's Office, Towanda, PA.

Seized and taken into execution at the suit of Citizens & Northern Bank vs. Lorie Sands, Individually and as known surviving heir of Korab R. Sands & Anna L. Sands, Unknown Surviving Heirs of Korab R. Sands, deceased, Unknown Surviving Heirs of Anna L. Sands, deceased.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 5, 2026

REGISTER TO BID AT: bid4assets.com. \$1000.00 DEPOSIT REQUIRED and A REGISTRATION FEE.

Aug. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, August 26, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

BRADFORD COUNTY LAW JOURNAL

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Borough of LeRaysville, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin for a corner on the south side of East Street and across the driveway from the Mill paint shop, now or formerly, and being the Southwest corner of this lot being conveyed; THENCE along South side of aforesaid East Street eastwardly sixty feet to an iron post; THENCE southwardly one hundred and five feet to an iron post; THENCE westwardly sixty feet to an iron post on the East side of aforesaid paint shop driveway, now or formerly; THENCE northwardly one hundred and five feet to the place of beginning and containing sixty-three hundred (6,300) square feet of land, be the same more or less.

PARCEL NO. 21-065.03-005-000-000.

BEING PART OF the same premises which Gerald M. Carr, also known as Gerald Carr, and Betty J. Carr, his wife, by Indenture dated 08-01-02 and recorded 08-02-02 in the Office of the Recorder of Deeds in and for the County of Bradford as Instrument No. 200209907, granted and conveyed unto John H. Clark and Brenda C. Clark, his wife. AND THE SAID John H. Clark passed away on or about September 6, 2021, thereby vesting title of the mortgaged property unto Brenda C. Clark.

ALSO being known as 236 East Street a/k/a 51 East Street, Leraysville, PA 18829.

NOTICE—THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING

OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1. of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Down Money: Prospective Bidder must complete the Bid4Assets on-line registration to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase prices for the property sold by the Bradford County Sheriff's Office, Towanda, PA.

Seized and taken into execution at the suit of Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes vs. Brenda C. Clark.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA

August 5, 2026

REGISTER TO BID AT: bid4assets.com. \$1000.00 DEPOSIT REQUIRED and A REGISTRATION FEE.

Aug. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednes-

BRADFORD COUNTY LAW JOURNAL

day, August 26, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough of Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of Weigester Street where lands of now or formerly Judson Elliott join; thence North 8 degrees East 84 feet along lands of now or formerly Elliott to an iron pin in line of lands now or formerly of Seymour; thence South 84 degrees 30 minutes East 84.4 feet along lands of now or formerly Seymour to an iron pin in the center of a common driveway; thence South 6 degrees 30 minutes West 86 feet along the center of said common driveway to a point on the North side of Weigester Street; thence North 82 degrees West 87 feet to an iron pin, the place of beginning.

The improvements thereon consist of a single family residential dwelling with garage.

Being the same property conveyed to Michael Smiley, single who acquired title by virtue of a deed from Linda A. Brown, widow, dated August 29, 2022, recorded September 6, 2022, as Instrument Number 202209940, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Down Money: Prospective Bidder must complete the Bid4Assets on-line registration to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase prices for the property sold by the Bradford County Sheriff's Office, Towanda, PA.

Seized and taken into execution at the suit of NewRez LLC vs. Michael Smiley.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 5, 2026

REGISTER TO BID AT: bid4assets.com. \$1000.00 DEPOSIT REQUIRED and A REGISTRATION FEE.

Aug. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, August 26, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain piece or parcel of land situate in the Borough of Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BOUNDED on the north by lands of Eugene Mandeville; on the east by High Street; on the south by lands of the grantors herein and on the west by lands of Jennie Fitzpatrick, having a frontage on High Street of 110 feet and a depth of 124 feet, containing 13,640 square feet more or less.

LOT NO. 2: BOUNDED on the north by lands of the grantees; on the east by High Street; on the south by lands of Donald Zimmer; on the west by Jennie Fitzpatrick, having a frontage on High Street of 60 feet and a depth of 124 feet, containing 7,440 square feet, more or less.

LOT NO. 3: BEGINNING at a point where line of land of Eugene Mandeville, William Cole and Grantor joins; thence in a southerly direction 100 feet along line of lands of Dana R. Stone, to a pin; thence in a westerly direction along line of lands of the Grantor, 110 feet to a point; thence in a

BRADFORD COUNTY LAW JOURNAL

northeasterly direction 157 feet along the line of lands of William Cole, to the place of beginning, containing more or less.

LOT NO. 4: BEGINNING at a point where the line of Eugene Mandeville, Dana R. Stone and Grantors join; thence in a southwesterly direction along the line of lands of Jennie V. ritzpatriek, 157 feet to a pin; thence in a northerly direction along the Grantor's land. 110 feet to a point on the Mandeville line; thence in a Easterly direction along the line of lands of Eugene Mandeville, 110 feet to the place of beginning, containing more or less.

BEING the same property conveyed by Linda F. Snyder and Donald W. Snyder, her husband, to Logan M. Ward, by deed dated November 20, 2014 and recorded November 24, 2014 in Bradford County to Instrument Number 201425719.

EXCEPTING AND RESERVING from the above described property, the following described Lot:

BEGINNING at a point in the center line of High Street where the lands of Merrell L. Freeman and E. Phillip Camwright come together; thence go in a westerly direction approximately 234 feet through a pin set near the edge of High Street and onto a second pin for a corner; thence go in a southerly direction approximately 10 feet to a pin for a corner thence go in an easterly direction through the lands of Merrell L. Freeman approximately 234 feet through a pin set near the edge of High Street and on to a point in the center line of High Street; thence go in a northerly direction along the center line of High Street approximately 10 feet to the point and place of beginning.

BEING PART of Lots No. 1, No. 3 and No. 4 on deed from Dana R. Stone and Bessie Stone, his wife, to Merrell I. Freeman and Betty Louise Freeman, his wife, which deed was dated April 1, 1969, and recorded April 2, 1969, in Bradford County Deed Book 594 at Page 227.

BEING the same land conveyed Logan M. Ward to Jarin T. Segur and Emma J. Segur, his wife, by deed dated December 6, 2019, and recorded December 12, 2019, to Bradford County Instrument No. 201912222.

Property Address: 57 High St, Canton, PA 17724.

Tax Parcel No: 14-105.03-025-000 000.

BEING the same premises which Jarin T. Segur and Emma J. Segur by Deed dated July 3, 2024 and recorded in the Office of Recorder of Deeds of Bradford County on July 9, 2024 at Instrument# 202406840 granted and conveyed unto Tina M. Gillis-Johnson.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Down Money: Prospective Bidder must complete the Bid4Assets on-line registration to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase prices for the property sold by the Bradford County Sheriff's Office, Towanda, PA.

Seized and taken into execution at the suit of Rocket Mortgage, LLC vs. Tina M. Gillis-Johnson a/k/a Tina Gillis-Johnson.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA

August 5, 2026

REGISTER TO BID AT: bid4assets.com. \$1000.00 DEPOSIT REQUIRED and A REGISTRATION FEE.

Aug. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public on-line auction con-

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ducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, August 26, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

Parcel #41-007.04-178

ALL THAT LAND in the Borough of South Waverly, Bradford County, Pennsylvania, known as Village lot number seventy-one (71) on a map made by Z.F. Walker, and recorded January 20, 1866 in the Office for the Recorder of Deeds for Bradford County in Deed Book Number 74 at Page 23, reserving twelve feet in width along South Street for a highway, said lot being sixty-six feet in width.

BEING AND INTENDING to describe the same premises conveyed by Amber Lane and Shawn W. Lane, husband and wife, to Michelle Salsman, by Deed dated April 17, 2003 and recorded May 2, 2003 at Bradford County Instrument Number 200306256.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

SO FAR AS the Granter is aware, no hazardous waste is presently being disposed or has ever been disposed on the above-described property by the Grantor or any other party.

BEING KNOWN AS: 44 COURT STREET, SOUTH WAVERLY a/k/a SAYRE, PA 18840.

PROPERTY ID NUMBER:
4100704178000000.

BEING THE SAME PREMISES WHICH MICHELLE SALSMAN, SINGLE BY DEED DATED 4/10/2013 AND RECORDED 4/17/2013 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 201306824 GRANTED AND CONVEYED UNTO MATTHEW R TALADA

AND RACHAEL N. TALADA, HIS WIFE, AS TENANTS BY THE ENTIRETY.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Down Money: Prospective Bidder must complete the Bid4Assets on-line registration to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase prices for the property sold by the Bradford County Sheriff's Office, Towanda, PA.

Seized and taken into execution at the suit of M & T Bank vs. Donald E. Talada, Cynthia R. Talada, Matthew R. Talada, and Rachael N. Talada.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 5, 2026

REGISTER TO BID AT: bid4assets.com. \$1000.00 DEPOSIT REQUIRED and A REGISTRATION FEE.

Aug. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, August 26, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THOSE CERTAIN lot or piece of ground situate in Towanda Township, City of Towanda, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

BRADFORD COUNTY LAW JOURNAL

Parcel No. 50-086.06-007-000-000

LOT #1: Bounded on the North and East by lands now or formerly of Perry Vanderpool and Ida Vanderpool, his wife, et al; on the South by lands now or formerly of Manley E. Chubbuck and on the West by the public highway leading from Towanda to Monroeton, containing approximately two acres more or less.

EXCEPTING AND RESERVING, HOWEVER, from the above described premises, all those certain lots, pieces and parcels of land, bounded and described as follows:

1. Deed from Clarence Vanderpool et ux to Martin Vanderpool and Ethel Vanderpool, recorded in Bradford County Deed Book 372 at Page 19. (This adverse is now Parcel No. 2 herein).

2. Deed from Clarence Vanderpool and Edith Vanderpool, his wife, to Martin L. Vanderpool and Ethel E. Vanderpool, his wife, recorded in Bradford County Deed Book 483 at Page 532.

3. Deed from Clarence Vanderpool and Edith M. Vanderpool, his wife, to Alfred Vanderpool and Hattie Vanderpool, his wife, recorded in Bradford County Deed Book 485 at Page 321.

Adverse No. 2 listed in the cunent Deed recorded to Bradford County Instrument No. 200704880, is incorrect. The description corresponds with the property described in Deed Book 448 at Page 69, however this property was conveyed back to Clarence Vanderpool and Edith M. Vanderpool as set forth in Bradford County Deed Book 485 at Page 319 and the conected described for property conveyed to Alfred Vanderpool and Hattie Vanderpool is set forth in Adverse No. 3 listed above.

Parcel No. 50-086.08-008-000-000.

On the North by lands now or folmerly of F.W. Fisher; bounded on the East by lands now or formerly of Cleveland Vanderpool; botmded on the South by lands now or formerly of Clarence Vanderpool and Edith M. Vanderpool, his wife; bounded on the West

by the State Highway. Being 50 feet frontage on said highway and 100 feet in depth.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utilities rights-of way, whether or not of record, as well as to any and all easements of rights-of-way visible upon said premises hereby conveyed or affecting the same as a matter of record.

So far the Grantor is aware, no hazardous waste is presently being disposed or has ever been disposed of on the above described property by the Grantor or any other party.

The herein described parcels are to become part and parcel to form a single lot of recording containing 0.76 acres of land.

26-06866 FC01.

Being the same premises which Richard E. Daum, Jr., .single, by Deed dated 05/12/2022 and recorded 05/16/2022, in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument No. 202205172, granted and conveyed unto Meggin Bruce, in fee.

Tax Parcel: 50-086.08-008-000-000 a/k/a 50-86.08-8 a/k/a 50-086.08-008 and 50-086.08- 007-000-00 a/k/a 50-086.06-007-000-000 a/k/a 50-086.08-007

Premises Being: 1043 S Main St, Towanda, PA 18848.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Down Money: Prospective Bidder must complete the Bid4Assets on-line registration to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase prices for the property sold by the Bradford County Sheriff's Office, Towanda, PA.

BRADFORD COUNTY LAW JOURNAL

Seized and taken into execution at the suit of Guild Mortgage Company vs. Meggin Bruce; The Secretary of Housing and Urban Development.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA

August 5, 2026

REGISTER TO BID AT: bid4assets.com. \$1000.00 DEPOSIT REQUIRED and A REGISTRATION FEE.

Aug. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, August 26, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN LOT, PIECE OR PARCEL of land, lying, and being the Township of Rome, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, viz-

TRACT NO.1: BEGINNING AT A POINT IN OR NEAR THE CENTER OF STATE HIGHWAY NO. 08079, THENCE LEAVING STATE HIGHWAY NO. 08079 AND ALONG LANDS, NOW OR FORMERLY, OF CARL P. REICHE, WHICH THIS TRACT WAS FORMERLY A PART, AND BEING ALSO 100 FEET PARALLEL AND EASTERLY TO THE PROPERTY LINE, NOW OR FORMERLY, OF ARTHUR RUSSELL, NORTH 4 DEGREES 30 MINUTES 00 SECONDS EAST FOR 956.87 FEET TO IRON, FROM WHICH ANOTHER IRON BEARS NORTH 85 DEGREES 30 MINUTES 00 SECONDS WEST FOR 100.00 FEET, THENCE ALONG LANDS, NOW OF FORMERLY, OF CARL P. REICHE,

WHICH THIS TRACT WAS FORMERLY PART, NORTH 48 DEGREES 17 MINUTES 43 SECONDS EAST FOR 121.23 FEET TO AN IRON, THENCE ALONG THE SAME AND ALONG A WIRE FENCE LINE SOUTH 84 DEGREES 02 MINUTES 28 SECONDS EAST FOR 1001.00 FEET TO AN IRON, FROM WHICH A SPRING BEARS SOUTH 30 DEGREES 57 MINUTES 30 SECONDS WEST FOR 70.00 FEET, THENCE ALONG THE SAME SOUTH 63 DEGREES 49 MINUTES 34 SECONDS EAST FOR 1622.65 FEET TO A POINT IN THE LINE OF LANDS OF LAWRENCE SELOVER, NOW OR FORMERLY, THENCE MORE OR LESS FOLLOWING THE COURSE OF TOWNER RUN AND IN LINE OF LANDS OF LA WREN CE SELOVER, NOW OR FORMERLY, THE FOLLOWING NINE COURSES AND DISTANCES: (1) SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST FOR 280.00 FEET, (2) SOUTH 52 DEGREES 15 MINUTES 10 SECONDS WEST FOR 145.00 FEET (3) SOUTH 34 DEGREES 00 MINUTES 00 SECONDS WEST FOR 160.00 FEET, (4) SOUTH 1 DEGREES 00 MINUTES 00 SECONDS EAST FOR 45.00 FEET, (5) SOUTH 46 DEGREES 00 MINUTES 00 SECONDS WEST FOR 140.00 FEET, (6) SOUTH 630 MINUTES 00 SECONDS WEST FOR 195.00 FEET, (7) SOUTH 74 DEGREES 30 MINUTES 00 SECONDS WEST FOR 155.00 FEET, (8) SOUTH 32 DEGREES 00 MINUTES 00 SECONDS WEST FOR 215.00 FEET, (9) SOUTH 81 DEGREES 00 MINUTES 00 SECONDS WEST FOR 70.00 FEET TO A POINT IN THE NORTHEAST CORNER OF LANDS, NOW OR FORMERLY, OF BERNARD MCKERNAN IN OR NEAR THE CENTER TO TOWNER RUN, THENCE ALONG LANDS OF BERNARD MCKERNAN, NOW OR FOR-

BRADFORD COUNTY LAW JOURNAL

MERLY, BEING ALSO IN OR NEAR THE CENTER OF TOWNER RUN, SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST FOR 130.00 FEET TO A POINT, THENCE ALONG THE SAME SOUTH 47 DEGREES 15 MINUTES 00 SECONDS WEST FOR 84.00 FEET 10 A POINT AT THE CONJUNCTION OF TOWNER RUM WITH BULLARD CREEK; THENCE IN AN ALONG BULLARD CREEK AND ALONG LANDS OF BERNARD MCKERNAN, NOW OR FORMERLY, NORTH 22 DEGREES 00 MINUTES 00 SECONDS WEST FOR 460.00 FEET TO A POINT; THENCE ALONG THE SAME AND ALONG LANDS, NOW OT FORMERLY, OF JOSEPH ROSS, NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST FOR 44.00 FEET TO A POINT, THENCE ALONG LANDS OF JOSEPH ROSS, NOW OR FORMERLY, NORTH 57 DEGREES 40 MINUTES 00 SECONDS WEST FOR 272.00 FEET TO POINT, THENCE LEAVING SAID BULLARD RUN AND ALONG LANDS OF JOSEPH ROSS, NOW OR FORMERLY, NORTH 68 DEGREES 30 MINUTES 00 SECONDS WEST FOR \$93.30 FEET TO PIN, THENCE ALONG THE SAME SOUTH 30 DEGREES 00 MINUTES EAST FOR 150.70 FEET ALSO PASSING THROUGH A PIN ON THE NORTHERLY EDGE OF SAID STATE HIGHWAY NO. 08079 TO A POINT IN OR NEAR THE ABOVE MENTIONED STATE HIGHWAY NE. 08079, THENCE IN AND ALONG THE CENTER LINE OF STATE HIGHWAY NO. 08079, SOUTH 67 DEGREES 58 MINUTES 43 SECONDS WEST FOR 264.73 FEET TO A POINT, THENCE ALONG THE SAME NORTH 83 DEGREES 00 MINUTES 00 SECONDS WEST FOR 374.90 FEET TO THE PLACE OF BEGINNING.

CONTAINING 59.69 ACRES, MORE OR LESS.

TRACT NO 2: BEGINNING AT AN STAKE IN THE NORTHWESTERN CORNER OF LAND FORMERLY OF RICHARD CASSELBURY; THENCE EASTERLY ALONG THE LAND, NOW OR FORMERLY OF CARL REICHE 200.0 FEET TO A POINT; THENCE SOUTH 103 .0 FEET TO A POINT APPROXIMATELY IN THE CENTER THENCE WEST 152.0 FEET TO A POINT IN THE MIDDLE OF BRADFORD COUNTY ROUTE NO. 08079; BRADFORD COUNTY ROUTE NO. 08079; THENCE NORTH ALONG LAND OF SAID REICHE, 150.00 FEET TO THE POINT OF BEGINNING.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting same as a matter of record.

EXCEPTING a portion of land containing 11.03 acres, more or less, conveyed to Ralph Blokzyl on April 3, 1998, and recorded in Bradford County Recorder's Office as Instrument Number 199802902; and a portion of land containing 1.137 acres more or less, conveyed to Duane F. Carrington, II and Aubrey Carrington on June 19, 1998, and recorded in Bradford County Recorder's Office as Instrument Number 199805798.

Property Address: RR 3 Box 3063, n/k/a 2054 N. Rome Road, Rome, PA 18837-9459
Tax Parcel No: 3206200181000000

BEING the same premises which Penelope Anne Meyers and James M. Meyers by Deed dated August 08, 2005 and recorded in the Office of Recorder of Deeds of Bradford County on August 18, 2005 at granted and conveyed unto James T. Ench and Linda M. Ench.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be

BRADFORD COUNTY LAW JOURNAL

made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Down Money: Prospective Bidder must complete the Bid4Assets on-line registration to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase prices for the property sold by the Bradford County Sheriff's Office, Towanda, PA.

Seized and taken into execution at the suit of Mortgage Assets Management, LLC vs. James T. Ench & Linda M. Ench.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 5, 2026

REGISTER TO BID AT: bid4assets.com. \$1000.00 DEPOSIT REQUIRED and A REGISTRATION FEE.

Aug. 4, 11, 18

The Bradford County Latin Journal
206 S. Keystone Ave.
Sayre, PA 18840