



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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LEGAL ADVERTISING: All legal ads must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Law Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

SUBMISSION DEADLINE IS 10:30 AM ON MONDAY FOR TUESDAY'S ISSUE. Notices can be mailed, e-mailed or sent through our website.

BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR
September 21, 2026 through September 25, 2026
(Subject to Change)

Hon. Maureen T. Beirne, President Judge

Monday, September 21

8:30 am	Criminal Jury Tr.		
Burnside	CR-0000192-26	Martin	CR-0000171-26
Chapman	CR-0000215-26	McKinery	CR-0000617-25
Foust	CR-0000695-24	McKinery	CR-0000618-25
Leensvaart	CR-0000372-26	McKinery	CR-0000619-25

Wednesday, September 23

12:00 pm	Meeting	2026 TREATMENT COURT
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Thursday, September 24

1:00 pm	Meeting	MEETING
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Hon. Evan S. Williams, III, Judge

Monday, September 21

12:00 pm	Rule—Answer/Response Deadline	
	Eastern Bank v. Dudock	26MF0027

Tuesday, September 23

9:00 am	Omnibus Pre-Tr Hrng.	Com. of PA v. Randall	CR-0000289-26
11:00 am	Criminal Mot. to Dismiss		
		Com. of PA v. McLinko	CR-0000824-25
		Com. of PA v. McLinko	CR-0000825-25

12:00 pm	Answer/Response Withdraw as Counsel	
	Ross v. Lawless	15FC0624
	Laudenslager v. Owen	17FC0400

	Meeting	2026 TREATMENT COURT	
1:00 pm	Contempt Hrng.	Burns v. Judson	21DR00069
	Support Contempt Hrng.	Latini v. Shaffer	19DR00147
		McKean v. Jones	19DR00468
		Dolan v. Armitage	19DR00681
		Zawistowski v. Kelley	19DR00862
		Bennett v. Moore	20DR00141
		Blanchard v. Sluyter	24DR00199
		Paulish v Fox	25DR00024
		Astleford v. Belcher	25DR00065
		Rupert v. Griffith	25DRS00044

Thursday, September 24

12:00 pm	Meeting	2026 TREATMENT COURT
1:00 pm	Meeting	MEETING

Friday, September 25

12:00 pm	Answer/Response Withdraw as Counsel	
	In Re: Estate of Ruth Edna Teeter, Deceased	0822-0149
	First National Bank of Omaha v. Greer	26CV0089
	Meeting	2026 TREATMENT COURT
	Rule—Answer/Response Deadline	
	Com. of PA v. Allis	CR-0000589-22

BRADFORD COUNTY LAW JOURNAL

Non-Judicial Officer

Tuesday, September 22

3:00 pm	Collection Contempt Confs.—Com. of PA v.		
Adams	CR-0000355-09	Rivera	CR-0000654-18
Bashore	CR-0000368-14	Rucker-Weatherby	CR-0000798-19
Brewer	CR-0000878-12	Sisson	CR-0000343-14
Chilson	CR-0000722-07	Spalding	CR-0000226-21
Coleman	CR-0000493-19	Stone	CR-0000016-19
Costas	CR-0000008-16	Sutton	CR-0000358-19
Dinelli	CR-0000047-14	Talada	CR-0000756-09
Donovan,	CR-0000695-21	Taluba	CR-0000896-19
Finkbeiner	CR-0000604-15	Vandyke	CR-0000576-07
Harris	CR-0000372-23	Watkins	CR-0000246-06
Harvey	CR-0000765-14	Widrig	CR-0000006-10
Howell	CR-0000422-11	Widrig	CR-0000688-20
Johnson	CR-0000391-10	Willow	MD-0000350-17
Kinner	CR-0000592-21	Barrett	CR-0000571-22
Lafritz	CR-0000094-19	Hudson	CR-0000330-11
Lafritz	CR-0000774-17	Kithcart	CR-0000526-16
Miner	CR-0000945-14	Perry	CR-0000689-12
Onofre	CR-0000125-14	Snyder	CR-0000699-19
Perry	CR-0000823-14	Strope	CR-0000712-25
Rice	CR-0000008-17	Vanfleet	CR-0000539-22

Thursday, September 24

3:00 pm	Collection Contempt Confs.—Com. of PA v.		
Addario	CR-0000055-11	Root	CR-0000693-11
Belcher	CR-0000663-19	Rose	CR-0000597-95
Brown	CR-0000121-91	Shea	CR-0000744-22
Brown	CR-0000899-21	Shepard	CR-0000119-18
Clark	CR-0000296-20	Shores	CR-0000198-22
Crotsley	CR-0000322-18	Slomian	CR-0000964-03
Decker	CR-0000393-09	Space	CR-0000599-16
Deiningner	CR-0000779-18	Stevens	CR-0000037-06
Dinelli	CR-0000703-20	Stone	MD-0000247-17
Elvidge	CR-0000815-11	Ventura	CR-0000197-19
Foster	CR-0000883-13	Woodruff	CR-0000918-19
Gailit	CR-0000889-11	Worthington	CR-0000553-21
Goble	CR-0000295-19	Zenewicz	CR-0000481-17
Haight	CR-0000578-10	Zenewicz	CR-0000033-06
Hinckley	CR-0000868-17	Day	CR-0000638-22
Jones	CR-0000101-19	Larson	CR-0000203-15
Lane	CR-0000914-15	Phillips	CR-0000587-21
Leonard	CR-0000306-16	Pond	CR-0000447-14
McCourt	CR-0000505-06	Roberts	CR-0000891-03
Moe	CR-0000033-10	Roy	MD-0000113-23
Muskas	CR-0000030-05	Vernarec	CR-0000600-11
Powell	CR-0000240-14		

BRADFORD COUNTY LAW JOURNAL

Special Master

Wednesday, September 23

1:00 pm	Meeting	TREATMENT COURT
2:00 pm	Meeting	TREATMENT COURT

Hearing Master Richard D. Sheetz

Tuesday, September 22

8:30 am	Supt. Contempt Hrng.	SUPPORT CONTEMPTS
1:00 pm	Prelim. Cust. Conf.	Bump v. Bump 25FC0373
1:30 pm		Gonzalez v. Canfield 26FC0143
2:00 pm		Short v. Longworth 26FC0189
3:00 pm		Faber v. Faber 26FC0202
3:30 pm		Eddy v. Rathbun 20FC0211

Wednesday, September 23

8:30 am	Pet. for Mod. of Supt.	Johnston v. Johnston 19DR00546
9:15 am	Pet. for Supt.	Foust v. Warren 26DR00111
10:00 am	Pet. for Mod. of Supt.	Granger v. Garino 19DR00036
10:45 am		Elia v. Elia 23DR00050
11:30 am	Pet. to Term. Supt.	Vanderpool v. Parkhurst 26DR00126
1:00 pm	Pet. for Mod. of Supt.	Meza v. Broussard 24DR00020
1:45 pm		Paulish v. Fox 25DR00024
2:30 pm	Pet. to Term. Supt.	Ayers v. Ayers 25DR00152
2:45 pm	Pet. for Mod. of Supt.	Albers v. Albers 21DR00190

Thursday, September 24

9:00 am	Permanency Review Hrng.	DP-0000036-25
10:00 am	Permanency Review Hrng.	DP-0000013-26
11:00 am	Permanency Review Hrng.	DP-0000017-25
1:00 pm	Adjudicatory Hrng.	JV-0000046-26
	Permanency Review Hrng.	DP-0000007-25
3:00 pm	Permanency Review Hrng.	DP-0000024-25
	Permanency Review Hrng.	DP-0000025-25
	Permanency Review Hrng.	DP-0000026-25
	Permanency Review Hrng.	DP-0000027-25

Friday, September 25

8:30 am	Adjudicatory Hrng.	JV-0000013-26
9:00 am	Juvenile Review	JV-0000056-25
10:00 am	Permanency Review Hrng.	DP-0000003-26
11:00 am	Restitution Hrng.	JV-0000012-26
1:00 pm	Prelim. Cust. Conf.	Larcom v. Salle 19FC0050
1:30 pm		Hanyen v. Persun 26FC0221
2:00 pm		McConnell v. Cook 19FC0089
2:30 pm		Whiting v. Carne 24FC0056
3:00 pm		Smiley v. Manzer 26FC0219
3:30 pm		Landon v. McConnell 26FC0218

BRADFORD COUNTY LAW JOURNAL

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

Abbey, Keith L., Sr. a/k/a Keith L. Abbey

Late of South Creek Township (died July 1, 2026)

Co-Executors: Mark G. Rightmire and Bonnie M. Rightmire, 5021 Thompson Hill Road, Gillett, PA 16925

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

Kellogg, Charles E.

Late of Athens Township (died December 5, 2018)

Executrix: Laura J. Kellogg, 310 Roberts Way, Sayre, PA 18840

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

SECOND PUBLICATION

Beechey, Donna J. a/k/a Donna Jean Beechey

Late of Athens Township (died August 11, 2026)

Co-Executors: Danielle Jean Tice, 392 Laurel Lane, Gillett, PA 16925 and Rodney W. Beechey, 1380 Trophy Court West, Midlothian, TX 76065

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

THIRD PUBLICATION

Brown, Stacey C. a/k/a Stacey Catherine Brown

Late of Troy Township

Personal Representatives: William P. Brown and Sharon W. Brown, 2755 Carnwright Mountain Road, Troy, PA 16947

Attorney: Douglas C. Lovisky, Esquire, 1500 West College Avenue, State College, PA 16801

Chacona, David J.

Late of 415 Second Street, Athens (died July 16, 2026)

Executrix: Janine Yates, 675 East Bird Lane, Litchfield Park, AZ 85340

Attorneys: Taunya Knolles Rosenbloom, Esq., Knolles Rosenbloom Law Group PLLC, 332 South Main Street, P.O. Box 309, Athens, PA 18810

REGISTER'S NOTICE

0824-0283 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF RAY BYERS, Executors, of the Estate of Liliburn A. Wall Deceased, Late of Sheshequin Township, Bradford County, PA.

The same will be presented to the Orphan's Court on the 29th day of September, 2026.

Sheila M. Johnson
Register of Wills

Sept. 15, 22

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed September 2, 2026, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

BRADFORD COUNTY LAW JOURNAL

BRANDON WILSON MEMORIAL has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

The purpose for which it was organized are as follows: To operate a nonprofit scholarship fund for the benefit of graduating Seniors of Northeast Bradford High School. The Corporation is organized exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

TAUNYA KNOLLES ROSENBLOOM, ESQUIRE
KNOLLES ROSENBLOOM LAW GROUP PLLC
332 S. Main Street
PO Box 309
Athens, PA 18810

Sept. 15

NOTICE OF INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

TO: Jessica Mosher and Allen Preston

A Petition has been filed asking the Court to put an end to all rights you have to a male child, born on August 20, 2025, in Bradford County, Pennsylvania. The Court has set a hearing to consider ending your rights to this child. That hearing will be held on October 2, 2026 at 2:45 p.m. before the Honorable Maureen T. Beirne, in Courtroom No. 1 of the Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.
Prothonotary's Office

Bradford County Courthouse
301 Main Street
Towanda, PA 18848
(570) 265-1705

Sept. 15

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, September 30, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

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

Beginning at the Northwest corner of Lot No. 54 (on a revised plot and survey made by Rushton Smith, July, 1895) in the East line of West Street; thence running northerly along said East line of West Street, fifty-nine feet eight inches (59' 8") to a corner at the intersection of West and Maple Streets; thence easterly along the South line of Maple Street, eighty-seven feet and two inches (87' 2") to a corner; thence southerly on a line parallel with the East line of West Street, fifty-eight feet and two inches (58' 2") to a corner at the northeast corner of Lot No. 54; thence westerly along the North line of said Lot 54, eighty-seven feet and two inches (87' 2") to the place of beginning, and being Lot No. forty-seven on said plot and survey.

BEING KNOWN AS: 505 Powell Street, Sayre, Pennsylvania 18840.

BEING THE SAME PREMISES which Janet C. Schleeter, single, by Deed dated 9/13/2019 and recorded in the Office of the Recorder of Deeds of Bradford County on 9/26/2019 in Deed Instrument 201909113, granted and conveyed unto Rodney W. Hatch, single.

BRADFORD COUNTY LAW JOURNAL

PARCEL # 36-020.22-546-000-000.
INTEREST AFTER JUDGMENT AT
SIX (6%) PERCENT: \$13.11 PER DIEM.
ASSESSED VALUE: \$2,298.00.

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 PennyMac Loan Services, LLC vs. Rodney W. Hatch.

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

September 9, 2026

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

Sept. 8, 15, 22

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, September 30, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

BEGINNING on the North by a street; on the East by lands late of William Schultz, now or lately of Julia Aldrich Nagle and East Towanda School; on the South by lands formerly of J. E. Geiger, now or lately of Myrtle R. Heverly; and on the West by lands formerly of Tuttle, now or formerly of William Marshall and Nellie Marshall, being Lot No. 12 in block No. 1 of map of Mercur, Moody and Morgan as recorded in Bradford County Deed Book 110 at Page 13.

Being the same premises which E&J Property Holdings LLC, a Pennsylvania limited liability company, by Deed dated 06/11/2022 and recorded 06/23/2022, in the Office of the Recorder of Deeds in and for the County Bradford, in Deed Instrument No. 202206845, granted and conveyed unto Bruce Woodruff, in fee.

Tax Parcel: 62-087.02-073-000-000
AKA 62-087.02-073.

Premises Being: 187 East 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.

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

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

September 9, 2026

BRADFORD COUNTY LAW JOURNAL

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

Sept. 8, 15, 22

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, September 30, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a pin in the southeast corner of lands of Gary E. Rouse, now or formerly; thence along lands of Edward J. Keefe and Lawrence Epler, now or formerly, South 36 degrees 58 minutes West 198.50 feet to a pin, a corner; thence along lands of Lawrence Epler, now or formerly, North 56 degrees 28 minutes West 377.28 feet to a pin, a corner; thence along lands of Lawrence Epler, now or formerly, and land of Robert Epler, now or formerly, North 36 degrees 30 minutes East 175.93 feet to a pin; thence South 58 degrees 30 minutes East 379.90 feet to a pin, the place of beginning.

CONTAINING 1.58 acres of land as surveyed by Richard Mengel, dated August 24, 1974.

The above described premises shall not have any trailers, mobile homes or double wide homes erected thereon.

UNDER and SUBJECT to any and all rights in and to an easement as set forth in the deed form Joseph E. Keeney and Rose Ann Keeney, his wife, to James Keeney, by deed dated April 3, 1976 and recorded April 5, 1976 in Bradford County Deed Book 640 at Page 65.

ALSO UNDER and SUBJECT to an easement agreement between Harry E. Epler and James E. Keeney and Shirley Keeney, his wife, dated September 14, 1996 and recorded September 17, 1996 in Bradford County Record Book 370 at page 802.

BEING KNOWN AS: 51 BRIDAL-PATHLANE, NEW ALBANY, PA 18833.

PROPERTY ID NUMBER: 0213400085000000.

BEING THE SAME PREMISES WHICH RODNEY R. TUTTLE AND LINDA TUTTLE, HUSBAND AND WIFE BY DEED DATED 8/14/2017 AND RECORDED 8/24/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 201714387, GRANTED AND CONVEYED UNTO DEREK STANG, SINGLE AND SHARA DUDOCK, SINGLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

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 Eastern Bank s/b/m Harborone Mortgage, LLC vs. Shara Dudock & Derek Stang.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 9, 2026

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

Sept. 8, 15, 22

BRADFORD COUNTY LAW JOURNAL

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, September 30, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a spike in the center line of Legal Route No. 08046; thence South 23 degrees 12 minutes West through a large willow tree along the eastern boundary line of now or formerly Raymond Bradley 478.50 feet to a pin; thence North 55 degrees 8 minutes West along the Northerly line now or formerly of C.E. Peckham 90.75 feet to a pin; thence North 23 degrees 12 minutes East along the westerly line of now or formerly William Beardslee 461.49 feet to a pin found, said pin being South 55 degrees 51 seconds East 129.08 feet from the another pin found, the northwesterly corner of now or formerly William Beardslee; thence North 23 degrees 12 minutes East 17.01 feet to a spike in the center line of Legal Route No. 08046; thence along said center line South 55 degrees 08 minutes East 90.75 feet to the point of beginning. Containing .0985 acres.

ALSO included in this conveyance is the following described parcel of land consisting of .047 acres which was conveyed to the Daniel F. and Elizabeth Haight by a Deed dated November 9, 1998 from Oliver W. Judson and Jobyna K. Judson, his wife. Said deed was recorded in Bradford County Recorder's Office on December 14, 1998 as Instrument Number 199813397. The description is part and parcel to the above lot and described as follows:

BEGINNING at a point on the center line of State Road No. 4016, said point being at the northernmost corner of the lands herein conveyed and being at the easternmost corner of lands now or formerly of Daniel F. Haight; thence South 48 degrees 32 minutes 23 seconds East along the centerline of said roadway 25.57 feet to a point for a corner; thence leaving said roadway, south 42 degrees 30 minutes 29 seconds West 163.47 feet to a set capped iron rod; thence along lands of Daniel F. Haight and Elizabeth Haight, his wife, North 33 degrees 35 minutes 38 seconds East 165 feet through a 60 foot willow tree and through a set capped iron rod to a point on the center line of the State Road No. 4016, being the point and place of beginning. Containing .047 acres.

BEING Lot 2 on a survey entitled Oliver W. Judson and Designated Job No. 67-56-B prepared by Jon P. Seifried, Registered Professional Surveyor for the Commonwealth of Pennsylvania Surveyor No. 25741-E, survey dated October 1, 1998 and approved November 3, 1998 by Bradford County Planning Commission to Office File 98-167.

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 affection the same as a matter of record.

BEING KNOWN AS: 6468 AUSTINVILLE ROAD a/k/a RR 2 BOX 19, COLUMBIA CROSS ROADS, PA 16914.

PROPERTY ID NUMBER: 1705501005000000.

BEING THE SAME PREMISES WHICH DANIEL F. HAIGHT AND ELIZABETH HAIGHT, HIS WIFE BY DEED DATED 3/15/2001 AND RECORDED 3/19/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN IN-

BRADFORD COUNTY LAW JOURNAL

STRUMENT NO 200102723, GRANTED AND CONVEYED UNTO SCOTT E. SHEPPARD AND DAWN L. SHEPPARD, HIS WIFE.

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 The Bank of New York Mellon f/k/a The Bank of New York as Trustee for CWMBS Reperforming Loan Remic Trust Certificates, Series 2003-R4 vs. Scott E. Shepard & Dawn L. Shepard.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 9, 2026

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

Sept. 8, 15, 22

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, September 30, 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, lying and being in the Township of

Ulster, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of US Route No. 220, said beginning point being the Southeast corner of the lands herein described, said beginning point also being located in the Northeast corner of other lands of Harriett B. Pipher, now or formerly; thence from said beginning point North 78° 25' West 158.2 feet to a point; thence continuing along the line of lands of Harriett B. Pipher, now or formerly, South 15° 12' West 320 feet to a point located in the Ulster Water Company right of way; thence along the center of said Water company right of way line North 61 ° West 465 feet to a point; thence continuing along the same line North 61 ° 00' West 335 feet to a point; thence along the line of lands of Edwin Pipher, now or formerly, North 26° 30' East 173.91 feet to a point; thence South 63° 30' East 44.37 feet to a point; thence North 26° 30' East 44.37 feet to a point; thence North 26° 30' East 1,274.65 feet to a point; thence South 89° 12' East 153.09 feet to a point in the West line of lands now or formerly of Connie Turner Benninger; thence along the West line of said Benninger lands South 12° 02' West 497.3 feet to a point; thence South 2° 10' West 67.18 feet to a point in the center of Briar Cliff Road; thence along the center line of Briar Cliff Road North 32° 39' East 300 feet to a point; thence North 37° 14' East 346.45 feet around a curve to a point; thence South 84° 50' East 59.24 feet to a point; thence South 84° 50' East 59.24 feet to a point; thence South 84° 50' East 9.24 feet to a point in the center of US Route No. 220; thence along the center of US Route No. 220 the following courses and distances; South 5° 10' West 207.27 feet; thence South 10° 20' West 305 feet; thence South 11° 39' West 582.93 feet; thence South 9° 43' West 195 feet; thence South 0° 43' West 85.2 feet to the place of beginning.

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CONTAINING 22.7 acres of land more or less.

BEING the same premises surveyed by Leonard T. Carver, Licensed Land Surveyor, Map No. 306 revised May 24, 1978.

EXCEPTING AND RESERVING unto Edwin R. Pipher, his heirs and assigns, the right of ingress, egress and regress from US Route No. 220 to land now owned by Edwin R. Pipher lying West of the lands herein described over and across Briar Street and a proposed road located on the South line of the herein described premises. Said right of way being 50 feet in width and extending in a generally southwesterly direction across the herein described premises.

Further excepting and reserving a right of way over Briar Street from US Route No. 220 for property who's lands abut Briar Street. Said right include the right of ingress, egress and regress to and from properties abutting on Briar Street from US Route No. 220.

ALSO, granting and conveying tmto the herein Grantee, her heirs and assigns, any right, title and interest in and to the joint use of a driveway with one Mabel Lamberson, her heirs and assigns.

UNDER AND SUBJECT to the following:

1. Right of way from Gamard Pipher and Harriet E. Pipher, his wife to Ulster Municipal Authority dated September 6, 1966, and recorded in Bradford County Deed Book 579 at page 661.

2. Right of way from Gamard Pipher and Harriett E. Pipher, his wife, to the Ulster Municipal Authority by deed dated November 4, 1966 and recorded in Bradford County Deed Book 580 at page 526.

3. Right of way from Harriette Boudman Pipher et al to the Ulster Municipal Authority over Briar Street dated June 20, 1974, and recorded in Bradford County Deed Book 629 at page 54.

4. Right of way from Harriette E. Pipher to General Telephone Company dated May 7, 1971 and recorded in Bradford County Deed Book 606 at page 590.

5. Right of way from Gamard Pipher and Harriette Pipher, his wife, to the Pennsylvania and Southern Gas Company dated September 12, 1967, and recorded in Bradford County Deed Book 585 at page 142.

6. Right of way from Gamard Pipher and Harriette Pipher, his wife to the Pennsylvania Electric Company, said right of way visible upon the ground and being 100 feet in width and extending across the property herein conveyed in a generally northeasterly and southwesterly direction.

BEING AND INTENDING to describe the same premises conveyed to Brian L. Allis and Rebecca A. Allen by Deed of Karen N. Stewart and Robert Stewart, husband and wife said Deed dated November 10, 2000 and recorded on November 15, 2000 to Bradford County Instrument No. 200011835.

UNDER AND SUBJECT NEVERTHELESS 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 Grantors are aware, no hazardous waste is presently being disposed of or has ever been disposed of on the above-described property by the Grantors or any other party.

Being the same premises which Brian L. Allis and Rebecca A. Allen, by Deed dated 09/17/2003 and recorded 09/22/2003, in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Book 200314659, granted and conveyed unto Ethel K. Bennecoff, in fee.

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And the said Ethel K. Bennecoff died on March 5, 2024, thereby vesting title of the mortgaged premises unto JADE BROOKE BENNECOFF IN HER CAPACITY AS HEIR TO THE ESTATE OF ETHEL K. BENNECOFF, DECEASED; UNKNOWN HEIRS; SUCCESSORS, ASSIGNS, AND ALL PERSON'S FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ETHEL K. BENNECOFF, DECEASED.

Tax Parcel: 55-059.00-060-000-000 a/k/a 5505900060000000.

Premises Being: 247 BLUE JAY LN., Ulster, PA 18850.

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 U.S. Bank Trust National Association, not in its capacity but solely as owner trustee for RCAF Acquisition Trust vs. Jade Brooke Bennecoff in her capacity as heir to the estate of Ethel K. Bennecoff, Deceased; Unknown Heirs, Successors, assigns, and All Person's Firms, or Associations Claiming Right, Title or Interest from or Under Ethel K. Bennecoff, Deceased.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 9, 2026

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

Sept. 8, 15, 22

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