



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 10, 2026 through August 14, 2026

(Subject to Change)

Hon. Maureen T. Beirne, President Judge

Monday, August 10

8:30 am	Formal Arraignment—Com. of PA v.		
Bailey	CR-0000408-26	Pierce	CR-0000410-26
Bellows	CR-0000409-26	Pierce	CR-0000411-26
Brown	CR-0000418-26	Quinn	CR-0000401-26
Cassellbury	CR-0000412-26	Schoenadel	CR-0000416-26
Dallas	CR-0000417-26	Sharkey	CR-0000392-26
Frantz	CR-0000415-26	Sparks	CR-0000393-26
Gary	CR-0000403-26	Swingle	CR-0000423-26
Lochner	CR-0000426-26	Tinnin	CR-0000397-26
McGowan	CR-0000406-26	Vandyke	CR-0000400-26
Moore	CR-0000427-26	Walker	CR-0000414-26
Mosier	CR-0000413-26	Wandell	CR-0000404-26
Nowell	CR-0000428-26	Wiles	CR-0000420-26
Parker	CR-0000407-26		
	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Veleker	CR-0000475-24
9:00 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
Decker	CR-0000534-24	Smith	CR-0000199-22
Decker	CR-0000535-24	Vandyke	CR-0000118-25
Lichtenfel	CR-0000162-25	Vermeal	CR-0000512-24
Shores	CR-0000832-25		
9:30 am	ARD Court	Com. of PA v. Barnhardt	CR-0000111-26
11:00 am	Sentencing	Com. of PA v. Barks	CR-0000194-24
11:15 am		Com. of PA v. Reeves	CR-0000157-26
11:30 am		Com. of PA v. Zaleski	CR-0000174-26
11:45 am	Plea Hrng.	Com. of PA Miller	CR-0000014-26
1:00 pm	Sentencing	Com. of PA v. Hiley	CR-0000130-26
1:15 pm		Com. of PA v. Ashby	CR-0000118-26
1:30 pm		Com. of PA v. Sweat	CR-0000810-25
1:45 pm	Mot. to Dismiss	Com. of PA v. Hubschmitt	CR-0000254-26
	Sentencing	Com. of PA v. Hubschmitt	CR-0000253-26
2:00 pm		Com. of PA v. Snyder	CR-0000575-25
2:15 pm		Com. of PA v. Simpson	CR-0000352-26
2:30 pm	Plea Hrng.	Com. of PA v. Borges	CR-0000352-26
2:45 pm	Sentencing	Com. of PA v. Amigon	CR-0000812-25
3:00 pm	Plea Hrng.	Com. of PA v. Kithcart	CR-0000274-26
3:15 pm		Com. of PA v. Lavalley	CR-0000293-26
3:30 pm		Com. of PA v. Spencer	CR-0000297-26
3:45 pm		Com. of PA v. Jenner	CR-0000313-26
		Com. of PA v. Jenner	CR-0000327-26

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Tuesday, August 11

8:45 am	Miscellaneous	In Re: Petition to Obtain Title of 1964 Ford F250 Filed By Jeremy Balchikonis	26IR0052
9:15 am	Contempt Hrng.	Peters v. Frey	25FC0079
	Prot. from Abuse	Arrieta v. Walker	26FC0217
9:45 am	Appoint Gdn. Hrng.	In Re: Patsy Lee Strawser, An Alleged Incapacitated Person	10ORPHANS26
10:00 am	Miscellaneous	Foux v. Foux	09FC0579
10:15 am	Appoint Gdn. Hrng.	In Re: Burdge Monro, Jr., An Alleged Incapacitated Person	11ORPHANS26
11:00 am	Permanency Review Hrng.		DP-0000031-24
12:00 pm	Answer/Response Withdraw as Counsel	Kelley v. Zawistowski	16FC0479
	Rule—Answer/Response Deadline	Elliott v. Elliott	21FC0071
1:00 pm	Summary Apl.	Com. of PA v. Pike	SA-0000015-26
1:30 pm		Com. of PA v. Chilson	SA-0000016-26
2:00 pm	Miscellaneous	Manvell v. Dillman	26FC0152
2:30 pm	Pet. for Parole	Com. of PA v. Vanfleet	CR-0000432-25
2:45 pm	Contempt Hrng.	Com. of PA v. Chilson	MD-0000112-26
		Com. of PA v. Chilson	MD-0000123-26
3:00 pm		Com. of PA v. Cohick	MD-0000113-26
3:15 pm		Com. of PA v. Moran	MD-0000058-26
3:45 pm	Prot. from Abuse	Trumpower v. Trumpower	26FC0179

Wednesday, August 12

8:45 am	Permanency Review Hrng.		DP-0000034-24 DP-0000036-24 DP-0000035-24 DP-0000037-24
9:45 am	Miscellaneous	In Re: C.J.B., a Minor	15ADOPTIONS26
10:45 am	Contempt Hrng.	Kolupski v. Bolles	18FC0317
11:15 am	Miscellaneous	Boyer v. Spencer	25FC0230
1:00 pm	Cust. Pre-Tr. Conf.	Jordan v. Jordan	25FC0390
1:15 pm	Civil Status Conf.	Wright v. Morrissey	22CV0017
1:45 pm		White v. Taylor	25EQ0002
2:00 pm	Civil Status Conf.	Bradford County Housing Authority v. Loverde	25DJ0014
2:15 pm		Pennsylvania Electric Co. v. Karp Excavating Ltd,	20CV0114

Thursday, August 13

8:45 am	Contempt Hrng.	Stankiewicz v. Twist	19FC0092
	Cust. Tr.	Stankiewicz v. Twist	19FC0092
11:00 am	Meeting		PRISON BOARD
12:00 pm	Answer/Response Withdraw as Counsel	Hamm v. Hartford	22FC0395

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Friday, August 13

8:45 am	Permanency Review Hrng.	DP-0000039-24
9:45 am	Adoption In Re: A.L.L., a Minor	14ADOPTIONS25
	Permanency Review Hrng.	DP-0000012-24
10:45 am		DP-0000030-24
11:45 am	Prot. from Abuse Chilson v. Chilson	26FC0111
12:00 pm	Answer/Response Withdraw as Counsel	
	Blackman v. Walters	21FC0331
	Rule—Answer/Response Deadline	
	In Re: Estate of Robert Honeywell, Deceased	0820-0292
1:00 pm	Juvenile Review	JV-0000057-25
1:30 pm	Permanency Review Hrng.	DP-0000012-25
		DP-0000015-25
		DP-0000016-25
2:30 pm	Argument	DP-0000002-25
3:30 pm	Summary Apl. Com. of PA v. Benjamin	SA-0000017-26

Hon. Evan S. Williams, III, Judge

Monday, August 10

8:45 am	Change of Name Hrng. In Re: Petition for	
	Name Change of V.K.B., a Minor	26IR0063
9:15 am	Miscellaneous Chilson v. Churchman	14FC0426
9:45 am	Contempt Hrng. Zehner v. Pietlock	26FC0049
10:15 am	Invol. Term. In Re: Adoption of D.N.L.	
	a Minor	21ADOPTIONS26
10:45 am	In Re: Adoption of A.R.C.,	
	a Minor	22ADOPTIONS26
11:15 am	In Re: Adoption of S.M.I.,	
	a Minor	23ADOPTIONS26
12:00 pm	Rule—Answer/Response Deadline	
	In Re: Petition to Obtain Title of	
	1969 Plymouth GTX Filed By Margaret M. Powers	26IR0093
	In The Matter of: Janet Simons,	
	An Alleged Incapacitated	25ORPHANS23
2:00 pm	Miscellaneous In Re: Estate of	
	William E. Wright	0826-0031
2:30 pm	In Re: Charles Coolbaugh,	
	An Alleged Incapacitated Person	22ORPHANS24
3:00 pm	Change of Name Hrng. In Re: Change of	
	Name of Samira Ali	26IR0080
3:30 pm	Miscellaneous In Re: Certificate of Title for	
	Sears Model # 581-61102-0 Filed By Jude Rabago	26IR0083

Tuesday, August 11

8:45 am	Contempt Hearing Lantz v. Lantz	22FC0204
9:15 am	Cust. Tr. Burns v. Martin	26FC0085
9:30 am	Miscellaneous In Re: Jason W. Houghtalen	23ORPHANS09
12:00 pm	Answer/Response Withdraw as Counsel	
	Kent v. Caris	26FC0021
	Com. of PA v. Zenewicz	CR-0000305-26

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		Com. of PA v. Zenewicz	CR-0000306-26
1:00 pm	Lic. Susp. Apl.	Kilian v. PA Departement of Transportation	2026DL0001
1:30 pm	Appoint Gdn. Hrng.	In Re: Carolyn L. Cook, An Alleged Incapacitated Person	9ORPHANS26
2:00 pm	Criminal Post-Tr./Sentencing Hrng.		
		Com. of PA v. Walter	CR-0000301-25
2:15 pm	Prot. from Abuse	Stephens v. Wilmoth	25FC0118
Wednesday, August 12			
8:45 am	Cust. Pre-Tr. Conf.	Hall v. Hall	21FC0280
9:15 am		Laudenslager v. Owen	17FC0400
9:30 am		Tulanowski v. Tulanowski	21FC0020
9:45 am		May v. Hamm	18FC0128
10:00 am	Sentencing	Com. of PA v. Gainous	CR-0000148-25
11:15 am	Civil Status Conf.	In Re: In The Matter of Exceptions to Windham Twp Ordinance No. 09-07-16, Appeal	16IR0061
11:30 am	Cust. Pre-Tr. Conf.	Buiniskis v. Groover	20FC0147
11:45 am		Smothers v. Chilson	25FC0327
12:00 pm	Answer/Response Withdraw as Counsel		
		Tulanowski v. Tulanowski	21FC0020
1:00 pm	Permanency Review Hrng.		DP-0000028-14
2:15 pm	Cust. Tr.	Kolupski v. Brofcak	25FC0161
2:30 pm	Invol. Term.	In Re: Adoption of A.S.F., a Minor	24ADOPTIONS26
Thursday, August 13			
8:30 am	Formal Arraignment—Com. of PA v.		
		CR-0000047-26 Douglas	CR-0000419-26
		CR-0000120-26 Eureka Resource LLC	CR-0000436-26
		CR-0000122-26 Swingle	CR-0000422-26
		CR-0000123-26 Vermeal	CR-0000421-26
9:00 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Relyea	CR-0000441-24
		Com. of PA v. Sparks	CR-0000083-25
		Com. of PA v. Sparks	CR-0000549-25
		Com. of PA v. Sparks	CR-0000084-25
9:30 am	ARD Court	Com. of PA v. Dahl	CR-0000341-26
	Plea Hrng.	Com. of PA v. Casselbury	CR-0000323-26
		Com. of PA v. Comstock	CR-0000322-26
10:00 am	Plea Hrng.	Com. of PA v. Alexander	CR-0000329-26
11:00 am	Meeting		PRISON BOARD
	Sentencing	Com. of PA v. Myers	CR-0000065-26
11:15 am		Com. of PA v. Teribury	CR-0000235-26
11:30 am		Com. of PA v. Sorrentino	CR-0000206-26
11:45 am	Plea Hrng.	Com. of PA v. Lamb	CR-0000242-26
1:00 pm	Sentencing	Com. of PA v. Galagan	CR-0000247-26

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1:15 pm		Com. of PA v. Dunn	CR-0000269-26
1:45 pm		Com. of PA v. Rice	CR-0000043-26
2:00 pm		Com. of PA v. Nero	CR-0000301-26
2:15 pm		Com. of PA v. Henry	CR-0000244-26
2:30 pm	Plea Hrng.	Com. of PA v. Hernandez-Gonzales	CR-0000188-26
2:45 pm		Com. of PA v. Stroud	CR-0000342-26
		Com. of PA v. Stroud	CR-0000343-26
3:00 pm		Com. of PA v. Johnson	CR-0000202-26
		Com. of PA v. Johnson	CR-0000203-26
		Com. of PA v. Johnson	CR-0000324-26
		Com. of PA v. Johnson	CR-0000325-26
3:30 pm		Com. of PA v. Sindoni	CR-0000329-25

Non-Judicial Officer

Monday, August 10

8:30 am	Pet. to Revoke Parole/Probation/ARD—Com. of PA v.		
Burgess	CR-0000692-25	Maxwell	CR-0000337-23
Grover	CR-0000300-26	Ornelas	CR-0000554-24
Grover	CR-0000839-25	Poust	CR-0000054-25
Hill	CR-0000407-25	Reeve	CR-0000637-25
Hill	CR-0000572-23	Roberts	CR-0000414-25
Johnson	CR-0000511-18	Wright	CR-0000396-25

Thursday, August 13

8:30 am	Pet. to Revoke Parole/Probation/ARD—Com. of PA v.		
Ackley	CR-0000785-25	Miller	CR-0000027-20
Cabucci	CR-0000601-24	Miller	CR-0000604-20
Fessenden	CR-0000702-24	Struble	CR-0000106-24
Friel	CR-0000842-25	Struble	CR-0000603-25

Non-Judicial Officer

Thursday, August 13

3:00 pm	Collection Contempt Confs.—Com. of PA v.		
Baier	CR-0000783-02	Potter	CR-0000789-17
Barger	CR-0000123-22	Preston	CR-0000248-23
Barrett	CR-0000846-11	Raker	CR-0000721-19
Beierle	CR-0000186-21	Sisson	CR-0000619-17
Bodolus	CR-0000357-21	Spencer	CR-0000913-12
Brofcak	CR-0000463-21	Thetga	CR-0000804-15
Brown	CR-0000121-91	Trobaugh	CR-0000389-19
Cabucci	CR-0000507-13	Vanderpool	CR-0000284-22
Carpenter	CR-0000436-11	Wade	CR-0000015-09
Gordon	CR-0000331-20	Walters	CR-0000429-16
Gordon	CR-0000092-21	Wilcox	CR-0000886-13
Hadlock	CR-0000527-10	Withey	CR-0000098-23
Hammond	CR-0000212-16	Yates	CR-0000302-19
Henderson	CR-0000034-15	Yeakel	CR-0000504-18
Houseweart	CR-0000204-19	Pilch	CR-0000593-18
Manuel	CR-0000215-19	Pitty-Deleon	CR-0000133-12

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Maria	CR-0000205-16	Prough	CR-0000906-19
Murray	CR-0000457-01	Reeves	CR-0000170-20
Norris	CR-0000577-11	Reider	CR-0000560-14
Osgood	CR-0000316-17		

Special Master

Wednesday, August 12

1:00 pm Meeting TREATMENT COURT

Hearing Master Richard D. Sheetz

Monday, August 10

8:30 am	Permanency Review Hrng.	DP-0000036-25
9:30 am		DP-0000014-25
10:30 am		DP-0000031-25
		DP-0000030-25

Tuesday, August 11

8:30 am	Divorce Pre-Tr. Conf.	Johnson v. Johnson	22FC0323
9:00 am		English v. English	25FC0165
9:30 am		Bull v. Bull	20FC0219
10:00 am		Warren v. Warren	24FC0044
10:30 am		Rumsey v. Rumsey	2023FC0400
11:00 am		Roach v. Roach	2014FC0465
11:30 am		Chaffee-Nave v. Nave	25FC0021
1:00 pm	Divorce and Related Matters		
		Keathley v. Keathley	23FC0414

Wednesday, August 12

8:30 am	Divorce and Related Matters	Roy v. Roy	24FC0227
1:00 pm		Vandermark v. Vandermark	23FC0432

Thursday, August 13

8:30 am	Permanency Review Hrng.	DP-0000018-24	
9:30 am		DP-0000001-25	
10:30 am		DP-0000024-25	
		DP-0000025-25	
		DP-0000026-25	
		DP-0000027-25	
		DP-0000028-25	
1:00 pm	Divorce Pre-Tr. Conf.	King v. King	24FC0068
1:30 pm		Lackey v. Lackey	2024FC0327
2:00 pm	Disp. Hrng.	DP-0000005-26	
		DP-0000006-26	
		DP-0000007-26	
		DP-0000008-26	

Special Hearing Master Richard William McCoy

1:00 pm	Permanency Review Hrng.	DP-0000013-22
2:00 pm		DP-0000051-23

	Prelim. Cust. Conf.	Coleman v. Coleman v. Bellanca	23FC0144
10:00 am	Divorce Pre-Tr. Conf.	Hoppaugh v. Hoppaugh	23FC0360

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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

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)

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

Attorneys: Niemiec, Smith & Pellinger,
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 Key-
stone 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

SECOND 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, Es-
quire, 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

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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 & Pellingier, Attorney-at-Law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingier, 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)

Administrator: Lenny Judson, 107 Walnut Street, Athens, PA 18810

Attorneys: Damian M. Rossettie, Esquire, 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, Esquire, 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, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

THIRD PUBLICATION

Case, Dorna

Late of Armenia Township (died May 17, 2026)

Executrix: Kathleen Hurlburt, 159 Hickok Drive, Troy, PA 16947

Attorneys: Joseph Fiorillo, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Douglas, Mary E. a/k/a Mary Elizabeth Douglas

Late of North Towanda Township (died May 24, 2026)

Executor: Alan A. Douglas

Attorneys: Niemiec, Smith & Pellingier, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848

Tongue, Christine L.

Late of South Creek Township (died May 7, 2026)

Executrix: Michelle R. Larrabee, 1197 Talmadge Hill Road South, Waverly, NY 14892

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

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that Thomas Schmeckenbecher Family, LP, a Pennsylvania Limited Partnership, having

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its registered office at 2024 Old Mills Road, Towanda, PA 18848, intends to file a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania, Corporation Bureau and that said limited liability company is winding up its affairs in the matter outlined in 15 Pa. C.S. §8681.

Aug. 4

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:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the

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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

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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-

BRADFORD COUNTY LAW JOURNAL

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:

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

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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 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 conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednes-

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day, 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

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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 fo1merly of F.W. Fisher; bounded on the East by lands now or formerly of Cleveland Vanderpool; botmded on the South by lands now or for-

merly 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.

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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

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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

BRADFORD COUNTY LAW JOURNAL

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 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

BRADFORD COUNTY LAW JOURNAL

~ NOTES ~

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