



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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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

August 24, 2026 through August 28, 2026

(Subject to Change)

Hon. Maureen T. Beirne, President Judge

Monday, August 24

8:45 am	Invol. Term. Permanency Review Hrng.	In Re: D.B.B., a Minor 9ADOPTIONS26 DP-0000030-24
12:00 pm	Answer/Response Withdraw as Counsel	
	Hoose v. Hoose	19DR00976
1:00 pm	Miscellaneous	Terry v. Terry 13FC0615
1:30 pm	Special Relief Hrng.	Eddy v. Rathbun 20FC0211
2:30 pm	Change of Name Hrng.	In The Matter of: Petition For Change of Name of William James Chilson 26IR0077
3:00 pm	Miscellaneous	In Re: Certificate of Title For 1984 Oldsmobile Delta 88 Filed By Zachariah Swetland 26IR0079

Tuesday, August 25

8:30 am	Criminal Pre-Tr. Confs.—Com. of PA v.	
	Franco CR-0000650-25	McKinery CR-0000619-25
	Martin CR-0000171-26	Potter CR-0000260-26
	McKinery CR-0000617-25	Potter CR-0000261-26
	McKinery CR-0000618-25	Salas CR-0000214-26
9:00 am	Argument	Com. of PA v. Prouty CR-0000319-26
	Bail Mod. Hrng.	Com. of PA v. Miller CR-0000317-26
	Criminal Pre-Tr. Conf.	Com. of PA v. Dillon CR-0000337-26
		Com. of PA v. Miller CR-0000317-26
		Com. of PA v. Miller CR-0000371-26
		Com. of PA v. Prouty CR-0000319-26
9:15 am	Criminal Pre-Tr. Conf.	Com. of PA v. Burnside CR-0000192-26
9:30 am	Bail Mod. Hrng.	Com. of PA v. Quiles CR-0000299-26
	Criminal Pre-Tr. Confs.—Com. of PA v.	
	Chapman CR-0000215-26	Zenewicz MD-0000118-25
	Hernandez Perez CR-0000191-26	Zenewicz MD-0000205-25
	Quiles CR-0000299-26	Zenewicz CR-0000305-26
	Seymour CR-0000311-26	Zenewicz CR-0000306-26
	Seymour CR-0000312-26	
10:00 am	Argument	Com. of PA v. Foust CR-0000695-24
	Bail Mod. Hrng.	Com. of PA v. Barrett CR-0000394-26
		Com. of PA v. Barrett MD-0000114-26
	Contempt Hrng.	Com. of PA v. Barrett MD-0000114-26
	Criminal Pre-Tr. Confs.—Com. of PA v.	
	Barrett CR-0000394-26	Gay CR-0000182-26
	Brown CR-0000279-26	Orso CR-0000256-26
	Foust CR-0000695-24	Roberts CR-0000090-26
	Custody Pre-Tr. Conf.	Com. of PA v. Brown CR-0000277-26

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10:30 am	Argument	Com. of PA v. Leensvaart	CR-0000372-26
	Criminal Pre-Tr. Confs.—Com. of PA v.		
Cole	CR-0000332-26	Scarborough	CR-0000357-26
Evans	CR-0000333-26	White	CR-0000358-26
Leensvaart	CR-0000372-26		
1:00 pm	Pet. for Parole	Com. of PA v. Olmstead	CR-0000560-24
1:15 pm	Prot. from Abuse	Arnold v. Arnold	23FC0201
1:30 pm	Summary Apl.	Com. of PA v. Brackbill	SA-0000018-26
2:00 pm	Miscellaneous	Com. of PA v. Shoff	CR-0000213-25
		Com. of PA v. Shoff	CR-0000731-24
3:00 pm	Summary Apl.	Com. of PA v. Wilkins	SA-0000019-26
3:30 pm	Prot. from Abuse	Fulford v. Fulford	25FC0147
Wednesday, August 26			
8:45 am	Invol. Term.	In Re: E.L.W., a Minor	25ADOPTIONS26
	Permanency Review Hrng.		DP-0000052-23
9:45 am	Miscellaneous	In Re Estate of	
		Arlene Mae Ogden, Deceased	0822-0014
10:45 am	Argument	Kelley v. Zawistowski	16FC0479
	Contempt Hrng.	Kelley v. Zawistowski	16FC0479
	Special Relief Hrng.	Kelley v. Zawistowski	16FC0479
Thursday, August 27			
8:30 am	Formal Arraignment—Com. of PA v.		
	CR-0000148-26		CR-0000033-26
	CR-0000158-26		CR-0000107-26
	CR-0000170-26		CR-0000148-26
	CR-0000172-26		CR-0000158-26
Friday, August 28			
9:00 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Barto	CR-0000439-24
		Com. of PA v. Barto	CR-0000468-24
Hon. Evan S. Williams, III, Judge			
Monday, August 24			
8:30 am	Formal Arraignment—Com. of PA v.		
	CR-0000070-26	Salsman	CR-0000440-26
Alpert	CR-0000450-26	Schroeder Reiger	CR-0000448-26
Kinney	CR-0000445-26	Schroeder Reiger	CR-0000449-26
Larcom	CR-0000463-26	Sindoni	CR-0000446-26
Leiser	CR-0000459-26	Smith	CR-0000437-26
Salsman	CR-0000439-26	Smith	CR-0000438-26
8:45 am	Bail Mod. Hrng.	Com. of PA v. Smith	CR-0000438-26
9:00 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Marks	CR-0000643-25
9:30 am	ARD Court	Com. of PA v. Newhart	CR-0000184-26
	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Hinckley	CR-0000088-25
11:00 am	Resentencing Hrng.	Com. of PA v. Vandyke	CR-0000163-25

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11:30 am	Sentencing	Com. of PA v. Hamm	CR-0000140-26
		Com. of PA v. Hamm	CR-0000141-26
11:45 am	Plea Hrng.	Com. of PA v. Reynolds	CR-0000124-26
1:00 pm	Sentencing	Com. of PA v. Dimopoulos	CR-0000105-26
1:15 pm		Com. of PA v. Shipman	CR-0000884-25
		Com. of PA v. Shipman	CR-0000885-25
1:30 pm		Com. of PA v. Gann	CR-0000302-26
		Com. of PA v. Gann	CR-0000303-26
2:00 pm		Com. of PA v. Chilson	CR-0000387-26
2:30 pm	Plea Hrng.	Com. of PA v. Michel	CR-0000420-25
2:45 pm		Com. of PA v. Kelly	CR-0000280-26
		Com. of PA v. Kelly	CR-0000281-26

Tuesday, August 25

8:45 am	Cust. Tr.	Beardslee v. Olive	15FC0508
9:15 am	Change of Name Hrng.	In Re: Petition for Change of Name For Holly Jordyn Renninger	26IR0087
9:45 am	Miscellaneous	In Re: Certificate of Title for 2001 Land Rover D2 Filed by Ashley Ayers	26IR0086
10:15 am	Change of Name Hrng.	In Re: Change of Name of E.J.R.P., a Minor, by Arian Haynes	25IR0101
12:00 pm	Answer/Response Withdraw as Counsel		
		Lantz v. Lantz	22FC0204
		Bradley v. Bradley	26FC0145
2:00 pm	Contempt Hrng.	Com. of PA v. Riker	MD-0000105-26
2:15 pm	Summary Apl.	Com. of PA v. King	SA-0000020-26
3:00 pm	Argument	Com. of PA v. Parker	CR-0000271-24

Wednesday, August 26

8:45 am	Civil Status Conf.	In Re: Estate of David J. Morgan, Jr., Deceased	0823-0286
9:00 am		Brown v. Sessaman	24EJ0002
9:15 am		Auer v. Physician Care, P.C.	21MM0001
9:45 am		Crandall v. Rice	23CV0186
10:00 am	Civil Pre-Tr. Conf.	Ely v. The Guthrie Clinic	24MM0003
10:30 am		HSBC Bank USA, National Association v. Repko	24MF0029
1:00 pm	Criminal Non-Jury Tr.	Com. of PA v. Baker	CR-0000589-25

Thursday, August 27

8:45 am	Miscellaneous	In Re: Philip Kirby, An Alleged Incapacitated Person	3ORPHANS24
9:15 am		In Re: Estate of Rosemarie T. Santangelo, An Incapacitated Person	4ORPHANS24
9:45 am		In Re: Paulette Beckstead, An Alleged Incapacitated Person	5ORPHANS24
10:15 am		In Re: Terry Hays, An Alleged Incapacitated Person	41ORPHANS22
10:45 am	Change of Name Hrng.	In Re: Change of Name of Julie Tumbower Perry	26IR0088

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11:15 am	Adoption	In Re: Adoption of L.O.C., a Minor	6ADOPTIONS26
		In Re: Adoption of L.J.C., a Minor	7ADOPTIONS26
12:00 pm	Answer/Response Withdraw as Counsel		
		Scheler v. Moran	21FC0144
1:00 pm	Contempt Hrng.	Everson v. Everson	15FC0244
1:30 pm		Thomas v. Bowen	13FC0168

Friday, August 28

8:45 am	Permanency Review Hrng.		DP-0000064-23 DP-0000061-23
1:00 pm	Prot. from Abuse	Novak v. Vanderpool	24FC0103
1:15 pm		Eckert v. Frey	26FC0043
1:30 pm		Martinez v. Martinez	26FC0067
2:00 pm	Miscellaneous	Nolt v. The Borough of New Albany, Bradford County of the Commonwealth of PA	25MD0001

Non-Judicial Officer

Monday, August 24

8:30 am	Pet. to Revoke Parole/Probation/ARD—Com. of PA v.		
Brown	CR-0000012-24	Walters	CR-0000617-24
Higley	CR-0000743-25	White	CR-0000111-16
Myers	CR-0000327-25	White	CR-0000284-15
Ramey	CR-0000480-25	White	CR-0000760-17
Sweat	CR-0000325-25	Zaleski	CR-0000383-25
Turner	CR-0000689-23		

Non-Judicial Officer

Tuesday, August 25

3:00 pm	Collection Contempt Confs.—Com. of PA v.		
Adams	CR-0000690-18	Reese	CR-0000028-21
Blackwell	CR-0000322-20	Rivera	CR-0000934-13
Briggs	CR-0000575-13	Robinson	CR-0000398-19
Brown	CR-0000458-11	Roy	CR-0000781-18
Chilson	CR-0000592-03	Schmeckenbecher	CR-0000399-22
Garey	CR-0000339-15	Schrader	CR-0000015-16
Gray	CR-0000153-02	Smith	CR-0000625-18
Harvey	CR-0000435-19	Stedje	CR-0000843-17
Henry	CR-0000547-10	Stedje	CR-0000700-15
Hoose	CR-0000163-20	Swingle	CR-0000751-14
James	CR-0000411-21	Swingle	CR-0000575-11
Jewell	CR-0000677-08	Tinna	CR-0000794-21
Kennedy	CR-0000231-22	Welch	CR-0000133-23
Kundrat	CR-0000655-19	Wright	CR-0000802-18
Martinez	CR-0000531-12	Hague	CR-0000500-23
Matson	CR-0000966-07	McCarter	CR-0000646-09
McKean	CR-0000443-15	Raheem	CR-0000761-07
Mosier	CR-0000845-19	Raymond	CR-0000514-19
Parker	CR-0000394-23	Reed	CR-0000504-10
Potter	CR-0000204-21	Roof	CR-0000686-16
Powell	CR-0000216-21		

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Thursday, August 27

3:00 pm	Collection Contempt Confs.—Com. of PA v.		
Ashby	CR-0000431-16	Simpson	CR-0000129-20
Benjamin	CR-0000380-04	Sindoni	CR-0000695-01
Best	CR-0000237-23	Smith	CR-0000199-22
Bolado	CR-0000123-18	Stevens	CR-0000550-16
Bump	CR-0000605-06	Stone	CR-0000458-20
Bustin	CR-0000765-19	Thomas	CR-0000477-11
Fenton	CR-0000232-05	Tripp	CR-0000297-10
Gates	CR-0000736-19	Vanderpool	CR-0000102-24
Hunsinger	CR-0000698-19	Vanderpool	CR-0000771-04
Jeffrey	CR-0000688-22	Vantassel	CR-0000180-11
Johnson	CR-0000533-20	Vanwormer	CR-0000205-22
Jones	CR-0000767-09	Walter	CR-0000596-21
Martin	CR-0000214-20	Zenewicz	CR-0000481-17
Oakley	CR-0000329-13	Krise	CR-0000301-21
Payne	CR-0000109-07	Krowiak	CR-0000132-18
Ponnequin	CR-0000325-06	Kunzman	CR-0000183-18
Renzo	CR-0000249-14	Rifenburg	CR-0000452-09
Schapley	CR-0000381-18	Rivera	CR-0000553-10

Special Master

Wednesday, August 26

1:00 pm	Meeting	TREATMENT COURT
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Hearing Master Richard D. Sheetz

Tuesday, August 25

8:30 am	Uniform Supt. Hrng.	Ravert v. Gardner	2014FC0061
9:00 am		Forbes v. Starks	26DR00050
9:30 am		Vanderpool v. Passeri	25DR00101
10:00 am		Hartshaw v. Turner	22DR00329
10:30 am		Conklin v. Pauley	26DR00090
11:00 am		Rose v. Rose	21DR00200
11:30 am		Ware v. Livers	26DR00102
1:00 pm	Pet. for Mod. of Supt.	Leskoven v. Wheeler	25DR00145
1:45 pm	Pet. to Term. Supt.	Brown v. Miller	19DR00174
2:00 pm	Pet. for Mod. of Supt.	Wilkinson v. Spalding	19DR00208
2:45 pm	Pet. for Supt.	Brown v. Thome	22DR00251

Wednesday, August 26

8:30 am	Pet. for Mod. of Supt.	Isbell v. Juarez	23DR00113
9:15 am		Isbell v. Hernandez	19DR01200
10:00 am		Vargson v. Vargson	26DR00099
1:00 pm		Benjamin v. Mccarter	19DR00017
1:45 pm		Vanderpool v. Hotalen	19DR00327
2:30 pm		Brown v. Brown	24DR00109
3:15 pm		Putam v. Parkhurst	24DR00040

Thursday, August 27

9:30 am	Adjudicatory Hrng.	JV-0000046-26
	Permanency Review Hrng.	DP-0000007-25
10:30 am	Prelim. Cust. Conf.	Snyder v. Baldwin 21FC0293
1:00 pm	Divorce Pre-Tr. Conf.	Eastabrook v. Poplin 24FC0003

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1:30 pm	Prelim. Cust. Conf.	Fox v. Fox	26FC0110
2:00 pm		Kreykenbohm v. Kreykenbohm	16FC0469
2:30 pm		Elliott v. Elliott	21FC0071
3:00 pm		Baldwin v. McAnally	2025FC0319
3:30 pm	Divorce Pre-Tr. Conf.	Williams v. Vanvliet	26FC0056
Special Hearing Master Richard William McCoy			
Monday, August 24			
1:00 pm	Permanency Review Hrng.		DP-0000029-22

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

Herrington, Joyce

Late of Sayre Borough (died June 27, 2026)

Co-Executors: Tracy Leta Herrington Sayre and Jonathan Sayre 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

Manahan, Elma L.

Late of Burlington Township (died April 7, 2026)

Executor: Glenn Manahan 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

SECOND 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

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

THIRD PUBLICATION

Bennett, Michael E.

Late of Wilnot Township (died April
27, 2026)

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

Attorneys: Niemic, Smith & Pellingner,
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 Niemic, Smith
& Pellingner, Attorneys-at-Law, 427
Main Street, Towanda, PA 18848

Attorneys: Niemic, Smith & Pellingner,
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, Adrianne 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

REGISTER'S NOTICE

0824-0092 FIRST AND FINAL AC-
COUNT AND PROPOSED DISTRIBUTION 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, PENNSYLVANIA.

BRADFORD COUNTY LAW JOURNAL

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 decedent 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 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 KOCSIS, ESQUIRE

KOCSIS LAW OFFICE

Capacity: Counsel for

Personal Representatives

180 North Elmira Street

Athens, PA 18810

(570) 888-7709

Aug. 11, 18, 25

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a Certificate for the conduct

of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

ROBERT WALSH

with a principal place of business located at: 510 Krise Dr., Gillett, Pennsylvania 16925.

The name and address of all person owning or interested in said business are: Robert Walsh, 510 Krise Dr., Gillett, Pa 16925.

The certificate will be filed on or after September 17, 2025.

Aug. 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:

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

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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 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

BRADFORD COUNTY LAW JOURNAL

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-

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.

BRADFORD COUNTY LAW JOURNAL

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

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. ritzpatrick, 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 Carnwright 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.

BRADFORD COUNTY LAW JOURNAL

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-

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

BRADFORD COUNTY LAW JOURNAL

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:

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 formerly 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

BRADFORD COUNTY LAW JOURNAL

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.

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,

BRADFORD COUNTY LAW JOURNAL

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 63 DEGREES 00 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-

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 TO A POINT AT THE CONJUNCTION OF TOWNER RUN 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 OR 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.

BRADFORD COUNTY LAW JOURNAL

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 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