



Bradford County Law Journal

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Tuesday, July 21, 2026

No. 29

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

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BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

July 27, 2026 through July 31, 2026

(Subject to Change)

Hon. Maureen T. Beirne, President Judge

Monday, July 27

8:30 am	Formal Arraignment—Com. of PA v.		
	CR-0000047-26	Miller	CR-0000371-26
Barrett	CR-0000394-26	Rosario	CR-0000383-26
Crane	CR-0000389-26	Rosario	CR-0000384-26
Gonzales	CR-0000390-26	Shaughnessy	CR-0000388-26
Leensvaart	CR-0000372-26	Weirback	CR-0000395-26
	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Crawford	CR-0000198-25
		Com. of PA v. Lunn	CR-0000513-24
9:00 am	Pets to Revoke Parole/Probation/ARD—Com. of PA v.		
Barto	CR-0000439-24	Bennett	CR-0000695-25
Barto	CR-0000468-24	Garino	CR-0000818-25
Benjamin	CR-0000253-24	Garino	CR-0000819-25
9:30 am	ARD Court	Com. of PA v. Yuscavage	CR-0000175-26
11:15 am	Sentencing	Com. of PA v. Bostwick	CR-0000117-26
1:00 pm		Com. of PA v. Reeves	CR-0000097-26
		Com. of PA v. Reeves	CR-0000158-26
1:15 pm	Sentencing	Com. of PA v. Burlingame	CR-0000135-26
1:30 pm		Com. of PA v. McKean	CR-0000794-25
		Com. of PA v. McKean	CR-0000793-25
1:45 pm		Com. of PA v. Netherton	CR-0000190-26
2:00 pm		Com. of PA v. Percival	CR-0000051-26
2:15 pm		Com. of PA v. Whyte	CR-0000362-26
2:30 pm	Plea Hrng.	Com. of PA v. Reeve	CR-0000610-25
2:45 pm	Sentencing	Com. of PA v. Watkins	CR-0000074-26
		Com. of PA v. Watkins	CR-0000075-26
		Com. of PA v. Watkins	CR-0000240-26
3:00 pm	Plea Hrng.	Com. of PA v. McGee	CR-0000173-26
3:15 pm		Com. of PA v. Brown	CR-0000277-26
		Com. of PA v. Brown	CR-0000279-26
3:30 pm		Com. of PA v. Hill	CR-0000270-26
3:45 pm		Com. of PA v. Cole	CR-0000291-26
		Com. of PA v. Cole	CR-0000292-26

Tuesday, July 28

8:45 am	Miscellaneous	Sutryk & Son Inc. v. Meadows	25DJ0013
9:45 am	Invol. Term.	In Re: Adoption of	
		O.A.D., a Minor	19ADOPTIONS26
10:15 am	Permanency Review Hrng.		DP-0000017-23
11:15 am	Prot. from Abuse	Fabyan v. Fabyan	23FC0159
11:30 am	Criminal Post-Tr./Sentencing Hrng.	Com. of PA	
		v. Hoose	CR-0000317-19
		Com. of PA v. Hoose	CR-0000331-16

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12:00 pm	Answer/Response Withdraw as Counsel Com. of PA v. Maynard-Campbell	CR-0000656-25
	Com. of PA v. Miller	CR-0000317-26
1:00 pm	Post Conviction Relief Act Hrng. Com. of PA v. Lattimer	CR-0000546-12
2:00 pm	Prot. from Abuse	Heasely v. Heasley 26FC0195
2:15 pm	Omnibus Pre-Tr. Hrng.	Com. of PA v. Hiley CR-0000130-26
3:15 pm	Adjudicatory Hrng.	JV-0000030-26
3:45 pm	Contempt Hrng.	Com. of PA v. Barrett MD-0000114-26
Wednesday, July 29		
8:45 am	Invol. Term.	In Re: H.L.F., a Minor 10ADOPTIONS26
	Permanency Review Hrng.	DP-0000014-24
1:00 pm	Special Relief Hrng.	Eddy v. Rathbun 20FC0211
Thursday, July 30		
8:45 am	Cust. Tr.	Beers v. Galacci 25FC0078
9:15 am		Olsen v. Cavanaugh 25FC0261
12:00 pm	Answer/Response Withdraw as Counsel Com. of PA v. Burgess	CR-0000692-25
Thursday, July 31		
8:45 am	Mot. for Prot. Order	Wright v. Morrissey 22CV0017
9:30 am	Prot. from Abuse	Schutt v. Schutt 26FC0173
10:00 am	Prelim. Obj.	Fox v. Fox 26FC0110
10:30 am	Cust. Tr.	Bilbrey v. Cooper 19FC0314
11:00 am	Lic. Susp. Apl.	Wiles v. PennDOT 26DL0011
11:30 am	Prot. from Abuse	Smith v. Smith 26FC0039
1:15 pm	Post Conviction Relief Act Hrng. Com. of PA v. Gonzalez	CR-0000559-23
2:30 pm	Juvenile Review	JV-0000006-25
	Juvenile Review	JV-0000011-25
	Juvenile Review	JV-0000012-25
	Juvenile Review	JV-0000171-24
3:30 pm	Cust. Tr.	Platt v. Platt 26FC0099
	Injunction In Re: Estate of Robert Honeywell, Deceased	0820-0292
Hon. Evan S. Williams, III, Judge		
Monday, July 27		
8:45 am	Cust. Tr.	Brotzman v. Goodwin 21FC0240
		Conrad v. Conrad 25FC0126
12:00 pm	Answer/Response Withdraw as Counsel Com. of PA v. Merritt	CR-0000186-26
Tuesday, July 28		
8:45 am		Baldwin v. Willis 24FC0285
10:00 am		Fowler v. Brown 24FC0148
1:00 pm	Prot. from Abuse	Allen-Vargson v. Vargson 09FC0062
Wednesday, July 29		
8:45 am	Cust. Pre-Tr. Conf.	Whittle v. Kraus 21FC0303

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	Cust. Tr.	Wheeler v. Wheeler	19FC0106
		Whittle v. Kraus	21FC0303
12:00 pm	Rule—Answer/Response Deadline		
	In Re: Certificate of Title of 1991 New		
	Moon House Trailer Filed By Ashley R. Beach		2026IR0084
	Thursday, July 30		
8:30 am	Formal Arraignment		CR-0000078-26
		Com. of PA v. Chilson	CR-0000387-26
		Com. of PA v. Pelton	CR-0000385-26
	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Bozman	CR-0000703-21
9:00 am		Com. of PA v. Merkel	CR-0000487-24
11:15 am	Sentencing	Com. of PA v. Beers	CR-0000267-26
11:30 am		Com. of PA v. Jeffrey	CR-0000185-26
11:45 am	Plea Hrng.	Com. of PA v. Newhart	CR-0000184-26
1:00 pm	Sentencing	Com. of PA v. Hulslander	CR-0000183-26
1:15 pm		Com. of PA v. Preston	CR-0000209-26
1:30 pm		Com. of PA v. Robinson	CR-0000208-26
1:45 pm		Com. of PA v. Walter	CR-0000207-26
2:00 pm		Com. of PA v. Shipman	CR-0000884-25
		Com. of PA v. Shipman	CR-0000885-25
2:15 pm		Com. of PA v. Franklin	CR-0000187-26
2:30 pm	Plea Hrng.	Com. of PA v. Yeager	CR-0000245-26
2:45 pm		Com. of PA v. Kelly	CR-0000280-26
		Com. of PA v. Kelly	CR-0000281-26
3:00 pm		Com. of PA v. Gann	CR-0000302-26
		Com. of PA v. Gann	CR-0000303-26
		Com. of PA v. Stroud	CR-0000304-26
3:30 pm		Com. of PA v. Williams	CR-0000307-26
3:45 pm		Com. of PA v. Townsend	CR-0000309-26
	Friday, July 31		
8:45 am	Invol. Term.	In Re: S.J.J., a Minor	3ADOPTIONS26
	Permanency Review Hrng.		DP-0000025-15
9:45 am	Permanency Review Hrng.		DP-0000054-23
	Permanency Review Hrng.		DP-0000055-23
10:45 am	Adoption	In Re: Adoption of K.L.S., a Minor	18ADOPTIONS26
	Invol. Term.	In Re: Adoption of K.L.S., a Minor	18ADOPTIONS26
	Permanency Review Hrng.		DP-0000006-24
1:00 pm	Civil Pre-Tr. Conf.	Plouse v. Sprentall	23MM0001
1:30 pm	Permanency ReviewHrng.		DP-0000006-23
2:30 pm	Contempt Hrng.	Com. of PA v. Vanderpool	MD-0000045-26
2:45 pm	Adoption	In Re: Adoption of Gwendolyn	
		M. Firestine, Adult Adoption	20ADOPTIONS26
3:00 pm	Special Relief Hrng.	Brooks v. Chase	18FC0104
3:30 pm	Adjudicatory Hrng.		JV-0000121-25

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Hon. William P. Mahon, Judge

Monday, July 27

12:00 pm	Rule—Answer/Response Deadline	Briggs	CR-0000348-04
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Non-Judicial Officer

Monday, July 27

8:30 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.
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Beale-Schauder	CR-0000850-23	Horton	CR-0000077-24
Efthimiou	CR-0000530-24	Leljedal	CR-0000532-25
Hallock-Grover	CR-0000418-25	Nash	CR-0000185-24
Hatch	CR-0000190-25		

Thursday, July 30

8:30 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.
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Bryant	CR-0000127-23	Marcoccia	CR-0000242-25
Davis	CR-0000386-25	Michel	CR-0000002-25
Fox	CR-0000849-25	Nonnemacher	CR-0000682-24
Higley	CR-0000743-25	Ramey	CR-0000480-25
Leonard	CR-0000287-25	Williams	CR-0000589-24

Non-Judicial Officer

Tuesday, July 28

3:00 pm	Collection Contempt Confs.—Com. of PA v.
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Allen	MD-0000276-07	Stedje	CR-0000214-23
Austin	CR-0000701-18	Sutton, Steve	CR-0000309-05
Benjamin	CR-0000253-22	Towne	CR-0000819-17
Breese	CR-0000606-16	Vanderpool	CR-0000577-21
Brooks	CR-0000284-06	Walters	CR-0000410-20
Chilson	CR-0000202-16	Warfle	CR-0000851-17
Deprospero	CR-0000598-18	Warren	CR-0000006-06
Frantz	CR-0000250-22	White	CR-0000434-05
Harvey	CR-0000765-14	Widrig	CR-0000006-10
Humphrey	CR-0000245-19	Wilkins	CR-0000181-09
Johnson	CR-0000441-21	Zatlukal	CR-0000732-18
Johnson	CR-0000038-21	Zenewicz	CR-0000481-17
Joslyn	CR-0000167-14	Bubb	CR-0000658-22
Leonard	CR-0000306-16	Parkhurst	CR-0000856-16
Mathews	CR-0000245-15	Pruyne	CR-0000202-23
Mignano	CR-0000706-21	Pruyne	CR-0000538-21
Moe	CR-0000033-10	Sotelo	CR-0000582-10
Opdyke	CR-0000100-23	Tunnicliff	CR-0000238-10
Pliske	CR-0000269-18	Van Dyke	CR-0000100-12
Renninger	CR-0000823-17		

Thursday, July 30

3:00 pm	Collection Contempt Confs.—Com. of PA v.
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Bennett	CR-0000124-13	Polzella	CR-0000689-09
Canfield	CR-0000141-18	Sauerstein	CR-0000070-12
Coleman	CR-0000764-08	Schlosser	CR-0000716-17
Cretelle	CR-0000004-21	Searles	CR-0000521-15

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Cyphers	CR-0000153-09	Thomas	CR-0000022-18
Dean	CR-0000410-08	Toomey	CR-0000489-16
Dewey	CR-0000160-15	Turner	CR-0000689-23
Franks, Scott	CR-0000510-21	Vandyke	CR-0000625-20
Harmatuk	CR-0000380-13	Vives	CR-0000964-21
Harvey	CR-0000795-21	Walters	CR-0000420-14
Herkel	CR-0000892-15	Wilkinson	CR-0000168-14
Hieatt	CR-0000738-14	Zenewicz	CR-0000033-06
Horton	CR-0000243-07	Bailey	CR-0000733-21
Kintner	CR-0000850-07	Landon	CR-0000927-11
Lane	CR-0000655-23	Lane	CR-0000556-17
McKean	SA-0000030-23	Langland	CR-0000876-16
Morris	CR-0000266-06	Lerche	CR-0000877-12
Murray	CR-0000901-15	Odell	CR-0000087-24

Special Master

Wednesday, July 29

1:00 pm Meeting TREATMENT COURT

Hearing Master Richard D. Sheetz

Tuesday, July 28

8:30 am	Uniform Supt. Hrng.	Manzer v. Shaw	19DR00378
9:00 am		Lafy v. Greenley	20DR00134
9:30 am		Starkweather v. Valentine	23DR00115
10:00 am		Astleford v. Belcher	25DR00065
10:30 am		Coyle v. Harbst	19DR01000
11:00 am		Culver v Fletcher	23DR00069
11:30 am		Bargar v. Williams	19DR01308
1:00 pm	Pet. for Supt.	Swain-Foust v. Foust	25DR00213
1:45 pm		Davidson v. Davidson	26DR00070
2:30 pm	Pet. to Term. Supt.	Leiby v. Leiby	19DR00849
2:45 pm		Potter v. Rosetti	22DR00313
3:00 pm	Pet. for Mod. of Supt.	Buchanan v. Brown	19DR00763
3:45 pm	Pet. to Term. Supt.	Matushin v. Beagley	19DR00951

Wednesday, July 29

8:30 am	Pet. for Mod. of Supt.	Sutryk v. Sutryk	19DR00461
9:15 am		Bennett v. Moore	20DR00141
10:00 am	Pet. for Supt.	Dodge v. Benson	26DR00072
10:45 am		NcCarthy v. Yasharian	26DR00073
1:00 pm	Divorce Pre-Tr. Conf.	Roy v. Roy	24FC0227
1:30 pm		Wolfe v. Wolfe	26FC0036
2:00 pm	Pet. for Mod. of Supt.	Wheeler v. Secrist	25DR00139
2:45 pm		Decker v. Decker	25DR00124

Thursday, July 30

8:30 am	Permanency Review Hrng.	DP-0000013-26
9:30 am	Adjudicatory Hrng.	JV-0000046-26
	Permanency Review Hrng.	DP-0000007-25
10:30 am	Permanency Review Hrng.	DP-0000003-26

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1:00 pm	Prelim. Cust. Conf.	Hoover v. Hoover	26FC0171
1:30 pm		Jayne v. Jayne	24FC0224
2:00 pm		Barrett v. Barrett	26FC0125
2:30 pm		Spencer v. Haggerty	23FC0331
3:00 pm		Stedge v. Sanabria	26FC0168

Special Hearing Master Richard William McCoy

Monday, July 27

1:00 pm	Permanency Review Hrng.	DP-0000037-17
	Permanency Review Hrng.	DP-0000036-17

Friday, July 31

10:00 am	Pet. for Supt.	Newton v. Newton	23DR00248
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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

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

SECOND PUBLICATION

Arey, Barbara Anne

Late of Wyalusing Township (died May 7, 2026)

Co-Administrators: Kenneth P. Arey, II and Fred T. Arey c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Fowler, Howard G.

Late of Monroe Township (died June 7, 2026)

Administrator: Howard E. Fowler c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Lee, Carol Lynn

Late of Monroe Township (died May 23, 2026)

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Administratrix: Renee Frisbie c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Newton, Walter E., III

Late of Terry Township (died May 5, 2026)

Executrix: Darlene R. Newton c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Stein, Charles Thomas

Late of Windam Township (died January 24, 2026)

Administratrix: Richelle Ann Stein, 43 Allen Road, Rome, PA 18837

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

THIRD PUBLICATION

Blanchard, Roberta Claire a/k/a Roberta C. Blanchard

Late of 1334 Meadowlark Drive, Sayre, PA 18840 (died May 2, 2026)

Executor: Duncan Bruce Blanchard a/k/a Duncan Blanchard, P.O. Box 90, Carmichael, CA 95609

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

Cole, Aubrey B. a/k/a Aubrey B. Cole, Sr. and Aubrey Bernard Cole, Sr.

Late of Athens Township (died May 2, 2026)

Administratrix: Judy S. Gibbs, 44 Puritan Way, Duxbury, MA 02332

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, July 29, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lots, 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:

ON the North by Fenton Hammerly, now or formerly, ON the East by Main Street, ON the South by W. Ernest Brown Estate, now or formerly and ON the West by lands of W. Ernest Brown Estate, now or formerly.

BEING KNOWN AS: 923 MAIN STREET, LERAYSVILLE, PA 18829.

PROPERTY ID NUMBER: 210650101200-0000.

BEING THE SAME PREMTSES WHICH LOIS A.W. MEYER, BY KEVIN A. JOHNSON, HER AGENT, AND KEVIN A. JOHNSON, INDIVIDUALLY, MARRIED BY DEED DATED 12/18/2023 AND RECORDED 12/19/2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO: 202312731, GRANTED AND CONVEYED UNTO VIOLA MILLER, SINGLE.

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

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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 Penny Mac Loan Services, LLC vs. Viola Miller a/k/a Viola J. Miller.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 8, 2026

July 7, 14, 21

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, July 29, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL those certain lots, pieces or parcels of land situate, lying and being in the Borough of Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT #1 BEGINNING at a corner in line of lands of Ella Dickinson twelve (12) feet, four (4) inches from the Northern Pennsylvania Power Company line pole; thence South sixty and one-half (60 1/2) degrees West three hundred fifty-three (353) feet and seven (7) inches along the lands conveyed by F. P. Case & Sons, Inc., to the grantees to a corner; thence North fifty-five and three-fourths (59 3/4) degrees East approximately four hundred twenty-two feet to a corner; thence South eight and one-half (8 1/2) degrees West seventy (70) feet, eight (8) inches to the place of beginning. Containing .477 acres more or less,

LOT #2 BEGINNING at a corner at the side of an extension of Redington Avenue, the southwest corner of lands of Ella Dickinson; thence North eighty-three and one-fourth (83 1/4) degrees West along the side of said street, two hundred nineteen (219) feet, ten (10) inches from a hickory tree; thence North fifty-five and three-fourths (55 3/4) degrees West sixty-one (61) feet, eight (8) inches to a corner; thence North sixty and one-half (60 1/2) degrees East three hundred fifty-three (353) feet, seven (7) inches to a corner; twelve (12) feet, four (4) inches from the Northern Pennsylvania Power Company line pole; thence South eight and one-half (8 1/2) degrees West along lands of Ella Dickinson two hundred and thirty-eight (238) feet, two (2) inches to the place of beginning. Containing eight-tenths (8/10) acres more or less.

Also all of the lands lying South of said first described line to the center of the street.

EXCEPTING AND RESERVING therefrom the following parcel of land:

BEGINNING at a point in the center of an extension of Redington Avenue opposite an iron pin; thence North 86° 50' West, 48 feet to a point in the center of said avenue; thence North 56° 50' West through an iron pin set at the edge of the said avenue, 175 feet to an iron pin; thence North 57° 10' East, 246 feet to an iron pin; thence North 57° 10' East, 246 feet to an iron pin; thence South 3° 10' West, 232 feet to the point in the center of the said avenue, the place of beginning.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 903 REDINGTON AVENUE, TROY, PA 16947.

TAX PARCEL: 52-068.02-157

ASSESSED VALUE: \$31,200

COMMON LEVEL RATIO: 5.0

BEING THE SAME PREMISES WHICH Dale A. Yale AIF for Evelyn B. Yale, by Deed dated November 30, 2017 and recorded December 4, 2017 in the Office of the Recorder of Deeds in and for Bradford County, Pennsylvania, at Instrument No. 2017-20755, granted and conveyed unto Jason A. Salle.

SEIZED IN EXECUTION AS THE PROPERTY OF JASON A. SALLE UNDER BRADFORD COUNTY JUDGMENT NO. 2026-MF-0014.

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 Pennsylvania Housing Finance Agency vs. Jason A. Salle.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 8, 2026

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, July 29, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground situate in Sheshequin Township, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

Parcel No. 1:

BEGINNING at center of the intersection of public highway leading from James Street Bridge towards Black with the highway leading from Shores Hill to Black; thence along center of the first mentioned highway, South 516 feet; thence East 111 feet; thence North 516 feet to center of highway leading from Shores Hill to Black; thence along center of said highway West 111 feet to the place of beginning.

Parcel No. 2:

BEGINNING at a found bolt, said point of beginning being located 133.7 feet from the centerline of S.R. 1041; thence along a course from said centerline, South 34° 00' 55" East, passing through another found bolt near the eastern edge of the right of way of S.R. 1041, said point of beginning also being the southernmost point of Parcel No. 1 above described, in the common intersection of said lands with lands of Helen Geuss, out of which the herein described lot addition is subdivided; from said point of beginning and along the common boundary of Parcel No. 1 above and lands of Geuss North 27° 45' East 514.16 feet through a found pin near the western edge of S.R. 1035 to a point in the centerline thereof, the northernmost point of the herein described premises; thence along the centerline of S.R. 1035 and along lands

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now or formerly of Charles Bruce, South 30° 04' 23" East 23.63 feet to the easternmost point of the herein described premises; thence along remaining lands of Helen Geuss, out of which the herein described premises is subdivided, the following two (2) courses and distances: (1) South 27° 15' West, through a pin set near the western edge of S.R. 1035, 516.0 feet to a pin set at the southernmost point of the herein described premises, and (2) North 34° 00' 55" West 22.7 feet to a found bolt, the point and place of beginning.

CONTAINING 10,301.5 square feet, according to George K. Jones & Associates, survey No. 8178-3, dated August 1992 and revised March 1993.

EXCEPTING THEREFROM all oil, gas and mineral rights as set forth in Bradford County Instrument No. 201423331.

Being the same premises which Joshua L. Mosier and Alisha Mosier, formerly Alisha Edsell, husband and wife, by Deed dated 11/10/2022 and recorded 11/15/2022, in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument No. 202212678, granted and conveyed unto James Schutt, single and Elizabeth Madera, in fee.

Tax Parcel: 3807300324000000 a/k/a 38-073.00-324-000-000

Premises Being: 2432 James Street, 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. Elizabeth A. Madera; James Schutt; The Secretary of Housing and Urban Development.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 8, 2026

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206 S. Keystone Ave.
Sayre, PA 18840