



Bradford County Law Journal

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

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

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

BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

September 28, 2026 through October 2, 2026

(Subject to Change)

Hon. Maureen T. Beirne, President Judge

Monday, September 28

8:30 am	Formal Arraignment—Com. of PA v.		
	CR-0000153-26	Morris	CR-0000527-26
Carey	CR-0000531-26	Nygren	CR-0000533-26
Dinizio	CR-0000516-26	Seeley	CR-0000497-26
Edwards	CR-0000530-26	Smith	CR-0000499-26
Kellogg	CR-0000532-26	Struble	CR-0000524-26
Mayall	CR-0000529-26	Struble	CR-0000525-26
9:00 am	Act 44—Early Term. of Probation		
	Com. of PA v. Beale-Schauder		CR-0000850-23
	Pet. to Revoke Parole/Probation/ARD—Com. of PA v.		
Burgess	CR-0000692-25	Mays	CR-0000559-25
Crane	CR-0000404-25	Shulas	CR-0000110-20
Lichtenfel	CR-0000162-25	Vincent	CR-0000830-25
Lunn	CR-0000513-24	Barto	CR-0000439-24
Mays	CR-0000081-26	Barto	CR-0000468-24
9:30 am	ARD Court	Com. of PA v. Bellows	CR-0000409-26
		Com. of PA v. Ollock	CR-0000491-26
		Com. of PA v. Tinnin	CR-0000397-26
	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Hatch	CR-0000190-25
11:00 am	Sentencing	Com. of PA v. Lavalley	CR-0000293-26
11:15 am		Com. of PA v. Spencer	CR-0000297-26
11:30 am		Com. of PA v. Yates	CR-0000233-26
11:45 am	Plea Hrng.	Com. of PA v. Gonzales	CR-0000390-26
1:00 pm	Sentencing	Com. of PA v. Lane	CR-0000790-25
		Com. of PA v. Cordner	CR-0000055-26
1:30 pm		Com. of PA v. Sands	CR-0000359-26
1:45 pm		Com. of PA v. Kolodzieski	CR-0000257-26
		Com. of PA v. Kolodzieski	CR-0000273-26
2:00 pm		Com. of PA v. Cole	CR-0000291-26
		Com. of PA v. Cole	CR-0000292-26
2:15 pm		Com. of PA v. Amigon	CR-0000812-25
2:30 pm	Plea Hrng.	Com. of PA v. Kline	CR-0000334-26
2:45 pm		Com. of PA v. Cole	CR-0000332-26
3:00 pm		Com. of PA v. Ramirez	CR-0000351-26
		Com. of PA v. Ramirez	CR-0000355-26
3:15 pm		Com. of PA v. Mummert	CR-0000231-26
3:30 pm		Com. of PA v. Pierce	CR-0000410-26
		Com. of PA v. Pierce	CR-0000411-26

Tuesday, September 29

8:45 am	Criminal Non-Jury Tr.	Com. of PA v. Havel	CR-0000239-26
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10:00 am	Miscellaneous	In Re: Estate of Michaelle A. Georgescu	0823-0214
10:15 am	Prot. from Abuse	Beers v. Galacci	25FC0078
10:30 am	Invol. Term.	In Re: D.B.B., a Minor	9ADOPTIONS26
11:00 am	Post Conviction Relief Act Hrng.		
		Com. of PA v. Lattimer	CR-0000546-12
11:45 am	Prot. from Abuse	Arrieta v. Walker	2026FC0217
12:00 pm	Answer/Response Withdraw as Counsel		
		Jackson v. Jackson	19DR00338
		Burdick v. Chilson	21DR00153
	Answer/Response Withdraw as Counsel		DP-0000032-25
1:00 pm	Invol. Term.	In Re: H.L.F., a Minor	10ADOPTIONS26
	Permanency Review Hrng.		DP-0000014-24
	Prot. from Abuse	Williams v. Newell	26FC0275
Wednesday, September 30			
8:45 am	Argument		DP-0000002-25
	Permanency Review Hrng.		DP-0000002-25
9:30 am	Cust. Tr.	Bilbrey v. Cooper	19FC0314
10:00 am	Contempt Hrng.	Zdon v. Zdon	20FC0075
10:30 am		Foust v. Foust	24FC0314
11:00 am		Swain-Foust v. Auer	25FC0092
11:30 am	Lic. Susp. Apl.	Craig v. PA Department of Transportation	26DL0012
12:00 pm	Answer/Response Withdraw as Counsel		
	In The Estate of: Charles I. Boughton, Deceased		08-23-0157
	Rule—Answer/Response Deadline		
		Com. of PA v. Gay	CR-0000632-21
1:00 pm	Cust. Pre-Tr. Conf.	Jordan v. Jordan	25FC0390
Thursday, October 1			
8:45 am	Miscellaneous	Bradford County Housing Authority v. Loverde	25DJ0014
9:45 am	Argument	Kelley v. Zawistowski	16FC0479
	Contempt Hrng.	Kelley v. Zawistowski	16FC0479
	Special Relief Hrng.	Kelley v. Zawistowski	16FC0479
11:30 am	Adoption	In Re: Mary Ann Young, Adult Adoption	30ADOPTIONS26
1:00 pm	Prot. from Abuse	Rhodes v. Atkinson	26FC0172
1:30 pm		Crawford v. Hart	26FC0256
2:00 pm	Special Relief Hrng.	Fiske v. Forbes	22FC0115
Friday, October 2			
8:45 am	Permanency Review Hrng.		DP-0000026-24
	Permanency Review Hrng.		DP-0000027-24
9:45 am	Permanency Review Hrng.		DP-0000017-23
10:00 am	Injunction	In Re: Estate of Robert Honeywell, Deceased	0820-0292
11:30 am	Omnibus Pre-Tr. Hrng.		

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	Com. of PA v. Rightmire	CR-0000335-26
	Plea Hrng. Com. of PA v. Rightmire	CR-0000335-26
1:00 pm	Permanency Review Hrng.	DP-0000034-24
		DP-0000036-24
		DP-0000035-24
		DP-0000037-24
2:00 pm	Juvenile Review	JV-0000057-25
2:30 pm	Prot. from Abuse Supina v. Marshall	23FC0382
2:45 pm	Invol. Term. In Re: R.H.P., a Minor	26ADOPTIONS26
	Permanency Review Hrng.	DP-0000019-25
3:45 pm	Prot. from Abuse Okunnu v. Okunnu	26FC0252
Hon. Evan S. Williams, III, Judge		
Monday, September 28		
8:45 am	Cust. Tr. Smothers v. Chilson	25FC0327
9:45 am	Hall v. Hall	21FC0280
Tuesday, September 29		
8:45 am	Permanency Review Hrng.	DP-0000025-15
9:45 am	Cust. Tr. Hall v. Hall	21FC0280
Wednesday, September 30		
8:45 am	May v. Hamm	2018FC0128
11:00 am	Contempt Hrng. Com. of PA v. Riker	MD-0000105-26
12:00 pm	Rule—Answer/Response Deadline	
	Sproule v. Sproule	23FC0146
	Guild Mortgage Company LLC v. Carnrike	26MF0021
Thursday, October 1		
8:30 am	Formal Arraignment Com. of PA v. Boner	CR-0000534-26
9:00 am	Pet. to Revoke Parole/Probation/ARD	
	Com. of PA v. Bailey	CR-0000568-22
	Com. of PA v. Marks	CR-0000643-25
	Com. of PA v. Merkel	CR-0000487-24
	Com. of PA v. Michel	CR-0000002-25
Non-Judicial Officer		
Monday, September 28		
8:30 am	Pet. to Revoke Parole/Probation/ARD—Com. of PA v.	
Allison	CR-0000318-24 Partridge	CR-0000513-18
Brown	CR-0000899-21 Smith	CR-0000317-24
Efthimiou	CR-0000530-24 Watkins	CR-0000355-24
Leljedal	CR-0000532-25 Watkins	MD-0000192-24
Partridge	CR-0000493-18	
Thursday, October 1		
8:30 am	Pet. to Revoke Parole/Probation/ARD	
Bozman	CR-0000703-21 Miller	CR-0000027-20
Brown	CR-0000012-24 Miller	CR-0000604-20
Clark	CR-0000082-25 Myers	CR-0000327-25
Coston	CR-0000248-20 Nonnemacher	CR-0000682-24
Elliott	CR-0000066-24 Pozzi	CR-0000482-25

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Foster	CR-0000245-25	Ramey	CR-0000480-25
Gann	CR-0000303-26	Riley	CR-0000766-25
Higley	CR-0000743-25	Vickey	CR-0000529-25
Leonard	CR-0000287-25	Watkins	CR-0000240-26
Manuel	CR-0000788-25		

Special Master Wednesday, September 30

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

Hearing Master Richard D. Sheetz Tuesday, September 29

9:00 am	Uniform Supt. Hrng.	House v. House	19DR00245
9:30 am		Collister v. Stone	26DR00113
10:00 am		Devlin v. Robbins	26DR00114
10:30 am		Devlin v. Kusuck	26DR00116
11:00 am		Spies v. Spies	26DR00107
11:30 am		Welker v. Henderson	24DR00154
1:00 pm	Prelim. Cust. Conf.	Benjamin v. Harder	20FC0263
1:30 pm		Palmer v. Frawly	16FC0277
2:00 pm		Simons v. Simons	15FC0583
2:30 pm	Pet. for Mod. of Supt.	Vargson v. Vargson	26DR00099
3:15 pm		Brady v. Hogan	19DR00282

Wednesday, September 30

8:30 am	Pet. for Supt.	Tew v. Tew	26DR00105
9:15 am		Stackhouse v. Stackhouse	26DR00039
10:45 am		Zdon v. Zdon	26DR00121
1:00 pm	Prelim. Cust. Conf.	Taylor v. Warfle	26FC0232
1:30 pm		Blair v. Vidal	26FC0230
2:00 pm		Casselbury v. Smith	23FC0044
2:30 pm		Lamphere v. Knolles	26FC0118
3:00 pm		Brooks v. Chase	18FC0104
3:30 pm		Johnson v. Larabee	22FC0329

Special Hearing Master Richard William McCoy

Monday, September 28

1:00 pm	Permanency Review Hrng.	DP-0000027-19
		DP-0000028-19
		DP-0000004-25

Friday, October 2

10:00 am	Prelim. Cust. Conf.	Weaver v. Turner	12FC0367
	Special Relief Hrng.	Weaver v. Turner	12FC0367

Non-Judicial Officer

Friday, October 2

12:00 pm	Rule—Answer/Response Deadline		
		Donegan v. Fields	18FC0063
		Winsatt v. Bush	26FC0072

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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.

SECOND PUBLICATION

Abbey, Keith L., Sr. a/k/a Keith L. Abbey
Late of South Creek Township (died July 1, 2026)

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

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

Kellogg, Charles E.

Late of Athens Township (died December 5, 2018)

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

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

THIRD PUBLICATION

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

Late of Athens Township (died August 11, 2026)

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

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

REGISTER'S NOTICE

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

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

Sheila M. Johnson
Register of Wills

Sept. 15, 22

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 2nd day of September, 2026, for the purpose of incorporating a Corporation for Profit, under the Pennsylvania Business Corporation Law of 1988, as amended.

1. The name of the Corporation is:
BLUESTONE VETERINARY
SERVICES, P.C.

2. The purpose for which it has been organized is: a veterinary practice, and any and all other lawful activities allowed under the Pennsylvania Business Corporation Law of 1988, as amended.

CHRISTOPHER D. JONES, ESQUIRE
GRIFFIN, DAWSEY, DEPAOLA &
JONES

Attorneys for Incorporator
101 Main Street
Towanda, PA 18848

Sept. 22

SHERIFF'S SALE

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

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

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

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

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

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

PARCEL # 36-020.22-546-000-000.

INTEREST AFTER JUDGMENT AT SIX (6%) PERCENT: \$13.11 PER DIEM.
ASSESSED VALUE: \$2,298.00.

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

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

Seized and taken into execution at the suit of PennyMac Loan Services, LLC vs. Rodney W. Hatch.

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

September 9, 2026

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

Sept. 8, 15, 22

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, September 30, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

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

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

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

Premises Being: 187 East St., Towanda, PA 18848.

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

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

Seized and taken into execution at the suit of Guild Mortgage Company, LLC vs. Bruce Woodruff; The Secretary of Housing and Urban Development.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 9, 2026

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

Sept. 8, 15, 22

SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

PROPERTY ID NUMBER: 0213400085000000.

BEING THE SAME PREMISES WHICH RODNEY R. TUTTLE AND LINDA TUTTLE, HUSBAND AND WIFE BY DEED DATED 8/14/2017 AND

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RECORDED 8/24/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 201714387, GRANTED AND CONVEYED UNTO DEREK STANG, SINGLE AND SHARA DUDOCK, SINGLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

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

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

Seized and taken into execution at the suit of Eastern Bank s/b/m Harborone Mortgage, LLC vs. Shara Dudock & Derek Stang.

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

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

Sept. 8, 15, 22

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, September 30, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

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

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

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

BEGINNING at a point on the center line of State Road No. 4016, said point being at the northernmost corner of the lands herein conveyed and being at the easternmost corner of lands now or formerly of Daniel F. Haight; thence South 48 degrees 32 minutes 23 seconds East along the centerline of said roadway 25.57 feet to a point for a corner; thence leaving said roadway, south 42 degrees 30 minutes 29 seconds West

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163.47 feet to a set capped iron rod; thence along lands of Daniel F. Haight and Elizabeth Haight, his wife, North 33 degrees 35 minutes 38 seconds East 165 feet through a 60 foot willow tree and through a set capped iron rod to a point on the center line of the State Road No. 4016, being the point and place of beginning. Containing .047 acres.

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

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

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

PROPERTY ID NUMBER: 170550100 5000000.

BEING THE SAME PREMISES WHICH DANIEL F. HAIGHT AND ELIZABETH HAIGHT, HIS WIFE BY DEED DATED 3/15/2001 AND RECORDED 3/19/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT NO 200102723, GRANTED AND CONVEYED UNTO SCOTT E. SHEPPARD AND DAWN L. SHEPPARD, HIS WIFE.

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

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

Seized and taken into execution at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for CWMBS Reperforming Loan Remic Trust Certificates, Series 2003-R4 vs. Scott E. Shepard & Dawn L. Shepard.

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

September 9, 2026

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

Sept. 8, 15, 22

SHERIFF'S SALE

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LEGAL DESCRIPTION

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

BEGINNING at a point in the center of US Route No. 220, said beginning point being the Southeast corner of the lands herein described, said beginning point also being located in the Northeast corner of other lands of Harriett B. Pipher, now or formerly; thence from said beginning point North 78° 25' West 158.2 feet to a point;

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

CONTAINING 22.7 acres of land more or less.

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

EXCEPTING AND RESERVING unto Edwin R. Pipher, his heirs and assigns, the right of ingress, egress and regress from US Route No. 220 to land now owned by Edwin R. Pipher lying West of the lands herein described over and across Briar Street and a

proposed road located on the South line of the herein described premises. Said right of way being 50 feet in width and extending in a generally southwesterly direction across the herein described premises.

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

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

UNDER AND SUBJECT to the following:

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

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

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

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

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

6. Right of way from Garnard Pipher and Harriette Pipher, his wife to the Pennsylvania

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Electric Company, said right of way visible upon the ground and being 100 feet in width and extending across the property herein conveyed in a generally northeasterly and southwesterly direction.

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

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

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

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

And the said Ethel K. Bennecoff died on March 5, 2024, thereby vesting title of the mortgaged premises unto JADE BROOKE BENNECOFF IN HER CAPACITY AS HEIR TO THE ESTATE OF ETHEL K. BENNECOFF, DECEASED; UNKNOWN HEIRS; SUCCESSORS, ASSIGNS, AND

ALL PERSON'S FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ETHEL K. BENNECOFF, DECEASED.

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

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

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

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

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

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

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

Sept. 8, 15, 22

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~ NOTES ~

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