



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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BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR
September 14, 2026 through September 18, 2026
(Subject to Change)

Hon. Maureen T. Beirne, President Judge

Monday, September 14

8:30 am	Formal Arraignment—Com. of PA v.		
Cassellbury	CR-0000412-26	Hallock-Grover	CR-0000508-26
	CR-0000154-26	Riker	CR-0000512-26
Cardenas	CR-0000513-26		
	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Yates	CR-0000353-25
		Com. of PA v. Yates	CR-0000492-25
9:00 am	Pet. to Revoke Parole/Probation/ARD—Com. of PA v.		
Decker	CR-0000534-24	Vermeal	CR-0000512-24
Decker	CR-0000535-24	Wandell	CR-0000404-26
Vandyke	CR-0000118-25	Wandell	CR-0000614-24
9:30 am	ARD Court	Com. of PA v. Barnhardt	CR-0000111-26
		Com. of PA v. Ramos	CR-0000356-26
11:00 am	Sentencing	Com. of PA v. Moore	CR-0000427-26
11:15 am		Com. of PA v. Lochner	CR-0000426-26
11:30 am		Com. of PA v. Nowell	CR-0000428-26
11:45 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Frantz	CR-0000080-26
1:00 pm	Sentencing	Com. of PA v. Sandfort	CR-0000139-25
		Com. of PA v. Sandfort	CR-0000630-24
1:45 pm		Com. of PA v. Quinn	CR-0000401-26
2:00 pm		Com. of PA v. Miller	CR-0000014-26
2:15 pm		Com. of PA v. Kithcart	CR-0000274-26
2:30 pm	Plea Hrng.	Com. of PA v. Depaul	CR-0000375-26
2:45 pm	Sentencing	Com. of PA v. Whyte	CR-0000362-26
3:00 pm	Contempt Hrng.	Com. of PA v. Moran	MD-0000058-26
	Plea Hrng.	Com. of PA v. Moran	CR-0000377-26
3:15 pm		Com. of PA v. Potter	CR-0000260-26
		Com. of PA v. Potter	CR-0000261-26
3:30 pm		Com. of PA v. Salas	CR-0000214-26
3:45 pm		Com. of PA v. Weirback	CR-0000395-26

Tuesday, September 15

8:45 am	Argument	In Re: Adoption of N.E.D.F., a Minor	18ADOPTIONS23
	Invol. Term.	In Re: Adoption of N.E.D.F., a Minor	18ADOPTIONS23
	Prot. from Abuse	Kneebone v. Grace	23FC0222
12:00 pm	Alimony Pendente Lite Hrng.	Barats v. Barats	23FC0072
	Answer/Response Withdraw as Counsel		
		Capital One NA v. Greer	26CV0074
	Rule—Answer/Response Deadline		
		Bishop v. Moran	23FC0173

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1:00 pm	Lic. Susp. Apl.	Goodrich v. PennDOT	26DL0010
1:30 pm	Contempt Hrng.	Hendley v. Tillinghast	26FC0132
2:00 pm	Appoint Gdn. Hrng.	In The Matter of: Michael J. Sheridan, An Alleged Incapacitated Person	14ORPHANS26
2:30 pm	Post Conviction Relief Act Hrng.	Com. of PA v. Vanderpool	CR-0000670-24
3:00 pm	Contempt Hrng.	Com. of PA v. Knickerbocker	MD-0000130-26
3:15 pm	Lic. Susp. Apl.	Wiles v. PennDOT	2026DL0011
4:00 pm	Meeting	CHILDREN'S ROUNDTABLE	

Wednesday, September 16

9:30 am	Appoint Gdn. Hrng.	In Re: Patsy Lee Strawser, An Alleged Incapacitated Person	10ORPHANS26
10:00 am	Permanency Review Hrng.		DP-0000039-24
11:00 am	Miscellaneous	In Re: Estate of Frank P. Yost	0824-0381
12:00 pm	Answer/Response	Withdraw as Counsel	
		Com. of PA v. Ackley	CR-0000785-25
1:00 pm	Cust. Pre-Tr. Conf.	Thompson v. Parks	26FC0051
1:30 pm	Meeting		MEETING

Thursday, September 17

8:00 am	Meeting	CJAB SUBCOMMITTEES	
8:45 am	Invol. Term.	In Re: C.J.B., a Minor	15ADOPTIONS26
12:00PM	Permanency Review Hrng.		DP-0000031-24
1:00 pm	Permanency Review Hrng.		DP-0000012-25
	Permanency Review Hrng.		DP-0000015-25
	Permanency Review Hrng.		DP-0000016-25
2:00 pm	Special Relief Hrng.	Fiske v. Forbes	22FC0115

Friday, September 18

8:45 am	Mot. for Judgment on Pleading	U.S. Bank Trust National Association v. House	26MF0030
	Mot. in Limine	Estate of Teresa Brackman v. Robert Packer Hospital	22MM0002
	Prelim. Obj.	Capital One, NA v. Dibble	25DJ0053
		Capital One, NA v. Dibble	26DJ0005
10:00 am	Argument	Robinson v. McDonald	
		COL. CTY	26CV0259
	Prelim. Obj.	Patti v. Mancuso	26CV0118
		Onemain Financial Group, LLC. v. Chilson	26CV0155
		Ward v. Young	26FC0174
1:00 pm	Juvenile Review		JV-0000010-25
2:00 pm	Post Conviction Relief Act Hrng.	Com. of PA v. Potter	CR-0000471-23
3:00 pm	Adjudicatory Hrng.		JV-0000030-26

Hon. Evan S. Williams, III, Judge

Monday, September 14

8:45 am	Cust. Tr.	Grover v. Brace	14FC0084
9:00 am	Miscellaneous	In Re: Estate of Jeannette A. Miller, Deceased	0825-0158

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12:00 pm	Answer/Response Withdraw as Counsel	
	Chilson v. Burdick	21FC0207
	Rule—Answer/Response Deadline	
	Boom v. Boom	26FC0222

Tuesday, September 15

8:30 am	Criminal Pre-Tr. Conf.	Com. of PA v. Bartholomew	CR-0000349-26
		Com. of PA v. Hottle	CR-0000222-26
		Com. of PA v. McGowan	CR-0000406-26
		Com. of PA v. Swingle	CR-0000422-26
9:00 am		Com. of PA v. Crane	CR-0000389-26
		Com. of PA v. Howard	CR-0000249-25
		Com. of PA v. Smith	CR-0000444-26
		Com. of PA v. Vermeal	CR-0000421-26
9:30 am		Com. of PA v. Michel	CR-0000420-25
		Com. of PA v. Vanderpool	CR-0000049-26
10:00 am	Criminal Pre-Tr. Confs.—Com. of PA v.		
Goodrich	CR-0000629-24	Rosario	CR-0000384-26
Reynolds	CR-0000124-26	Shaffer	CR-0000205-26
Rosario	CR-0000383-26		
2:00 pm	Bail Mod. Hrng.	Com. of PA v. Greer	MD-0000128-26
	Contempt Hrng.	Com. of PA v. Greer	MD-0000128-26
2:15 pm		Com. of PA v. Reeves	MD-0000129-26
2:30 pm	Prot. from Abuse	Bryington v. King	14FC0622
2:45 pm	Contempt Hrng.	Com. of PA v. Ham	MD-0000140-26
3:00 pm	Summary Apl.	Com. of PA v. Dunn	SA-0000021-26

Wednesday, September 16

8:45 am	Cust. Pre-Tr. Conf.	Ackley v. Ackley	16FC0169
9:00 am		Culver v. Culver	24FC0049
9:15 am		Brister v. Brister	25FC0384
9:30 am	Civil Status Conf.	Dudek v. Martin	25CV0045
9:45 am	Cust. Pre-Tr. Conf.	Young v. Mulvaney	18FC0204
10:00 am		Casselbury v. Casselbury	17FC0045
10:15 am		Barrett v. Barrett	26FC0125
10:30 am		Chilson v. Chilson	25FC0366
11:00 am	Permanency Review Hrng.		DP-0000006-23
1:00 pm	Invol. Term.	In Re: J.D.W., a Minor	27ADOPTIONS26
		In Re: N.R.A.W., a Minor	8ADOPTIONS26
	Permanency Review Hrng.		DP-0000023-24
	Permanency Review Hrng.		DP-0000024-24

Non-Judicial Officer

Monday, September 14

8:30 am	Pet. to Revoke Parole/Probation/ARD—Com. of PA v.		
Harris	CR-0000119-22	Poust	CR-0000054-25
Maxwell	CR-0000337-23	Smith	CR-0000199-22
Ornelas	CR-0000554-24	Wright	CR-0000396-25

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Thursday, September 17

8:30 am	Pet. to Revoke Parole/Probation/ARD	
	Com. of PA v. Morgenstern	CR-0000209-25
	Com. of PA v. Stage	CR-0000003-26

Non-Judicial Officer

Thursday, September 17

3:00 pm	Collection Contempt Conference	
Ayers	CR-0000899-07	McGowan CR-0000607-13
Barrett	CR-0000080-18	Morris CR-0000266-06
Benson	CR-0000976-13	Nero CR-0000407-16
Best	CR-0000790-21	Nickeson CR-0000338-19
Brady	CR-0000234-21	Ott CR-0000565-22
Brundege	CR-0000906-21	Parsons CR-0000884-16
Chilcutt	MD-0000190-21	Plenty CR-0000316-06
Ciavardini	CR-0000706-08	Porter CR-0000044-10
Franks	CR-0000188-21	Searles CR-0000521-15
Frantz	CR-0000250-22	Stotler CR-0000055-24
Frey	CR-0000055-07	Urso CR-0000701-21
Garinger	CR-0000066-13	Webb CR-0000731-10
Gibson	CR-0000427-08	Welles CR-0000265-15
Hall	CR-0000728-19	Wilkins CR-0000181-09
Howard	CR-0000472-05	Williams CR-0000275-20
Iddings	CR-0000473-10	Wood CR-0000231-18
Jackson	CR-0000128-14	Close CR-0000440-22
Johnson	CR-0000077-13	Kinsley CR-0000702-17
Kinner	CR-0000608-08	Morgan CR-0000363-19
Kolb	CR-0000071-22	Taylor CR-0000465-19
Machmer	CR-0000923-13	Vanderpool CR-0000119-14
Maria	CR-0000290-17	

Special Master

Monday, September 14

11:00 am	Argument	Humphrey v. Com. of PA	26MD0001
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Wednesday, September 16

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

Hearing Master Richard D. Sheetz

Tuesday, September 15

11:30 am	Divorce Pre-Tr. Conf.	Culver v. Culver	24FC0049
1:00 pm	Divorce and Related Matters	Roy v. Roy	24FC0227

Wednesday, September 16

8:30 am		Johnson v. Johnson	23FC0314
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Thursday, September 17

8:30 am		Ayers v. Ayers	25FC0027
1:00 pm	Divorce Pre-Tr. Conf.	Roslowski v. Roslowski	23FC0319
1:30 pm		Morgan v. Morgan	25FC0361
2:00 pm		Arnold v. Arnold	23FC0201
2:30 pm		Hunsinger v. Hunsinger	25FC0228

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Special Hearing Master Richard William McCoy

Monday, September 14

1:00 pm	Permanency Review Hrng.	DP-0000012-22 DP-0000011-22
2:00 pm	Prelim. Cust. Conf.	Weaver v. Turner 12FC0367

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

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

SECOND PUBLICATION

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

Late of Troy Township

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

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

Chacona, David J.

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

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

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

THIRD PUBLICATION

Bradley, Barry A.

Late of Wells Township (died May 31, 2026)

Co-Executors: Trevor Bradley and Sage Bradley, 4270 Judson Hill Road, Gillett, PA 16925

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

Johnson, Keith Alan a/k/a Keith Johnson

Late of Borough of Sayre

Administration: Brian F. Levine

Attorneys: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

Williams, Gail A.

Late of Borough of Troy

Administration: Justin Sharrow

Attorneys: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that Mullen Royalty Management, LP, a Pennsylvania Limited Partnership, having its registered office at 413 Seneca Street, Sayre, Pennsylvania 18840, intends to file a Certificate of Termination with the Department of

BRADFORD COUNTY LAW JOURNAL

State of the Commonwealth of Pennsylvania, Corporation Bureau and that said limited liability company is winding up its affairs in the matter outlined in 15 Pa. C.S. §8681.

Sept. 8

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that Mullen Real Estate Management Co., LLC, a Pennsylvania Limited Liability Company, having its registered office at 413 Seneca Street, Sayre, Pennsylvania 18840, intends to file a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania, Corporation Bureau and that said limited liability company is winding up its affairs in the matter outlined by the Pennsylvania Uniform Limited Liability Company Act of 2016.

Sept. 8

SHERIFF'S SALE

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

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

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

2") to a corner; thence southerly on a line parallel with the East line of West Street, fifty-eight feet and two inches (58' 2") to a corner at the northeast corner of Lot No. 54; thence westerly along the North line of said Lot 54, eighty-seven feet and two inches (87' 2") to the place of beginning, and being Lot No. forty-seven on said plot and survey.

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

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

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

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SHERIFF'S SALE

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

Sept. 8, 15, 22

SHERIFF'S SALE

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

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

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

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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 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.

BRADFORD COUNTY LAW JOURNAL

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

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

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

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

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

PROPERTY IDNUMBER: 1705501005000000.

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

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:

LEGAL DESCRIPTION

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

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

No. 220 the following courses and distances; South 5° 10' West 207.27 feet; thence South 10° 20' West 305 feet; thence South 11° 39' West 582.93 feet; thence South 9° 43' West 195 feet; thence South 0°43' West 85.2 feet to the place of beginning.

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 Author-

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ity 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 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.

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206 S. Keystone Ave.
Sayre, PA 18840