

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

Wed., 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.

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

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