

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., September 24, 2025

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 Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post, a corner of lands now or formerly owned by Horace Pomeroy Estate, later by Louise Van Dyne, on the east side of Exchange Street; thence southerly along the side of Exchange Street about seventy-six (76) feet to an iron pin in line of lands now or formerly of the John C. Collins Estate; thence easterly along other lands now or formerly of the Estate of J. N. Williams, sixty-six (66) feet to a post, a corner of lands of William Weigester; thence northerly along lands now or formerly of William Weigester about seventy-four (74) and one-third (1/3) feet to a corner of lands now or formerly of said Horace Pomeroy Estate; thence westerly along said Pomeroy Estate lands eighty-two (82) feet to the place of beginning, containing land more or less, and always subject to a right-of-way twelve (12) feet in width across the southwest corner of said lot, to be kept open at all times and seasons for the use of the said J. N. Williams Estate, its tenants and assigns.

UNDER AND SUBJECT to the ultimate width of the 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 Grantor is aware, no hazardous waste is presently being disposed or has ever been disposed of on the above described property by the Grantor or any other party.

BEING KNOWN AS: 74 EXCHANGE STREET, TROY, PA 16947.

PROPERTY ID NUMBER:
5206802018000000.

BEING THE SAME PREMISES WHICH JAMES L. MALEHORN AND JENNIFER M. MALEHORN, HUSBAND AND WIFE BY DEED DATED 4/5/2019 AND RECORDED 6/13/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.:201905095, GRANTED AND CONVEYED UNTO TREVER I. BUTTERS.

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 NATIONSTAR MORTGAGE LLC vs.
TREVER I. BUTTERS

Clinton J. Walters, Sheriff

Bradford County Sheriff's Office, Towanda, PA 3,10,17sept,c