

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 of land situate in the Borough of Athens, County of Bradford, and

Commonwealth of Pennsylvania is bounded and described as follows:

Beginning one hundred fifty-five (155) feet from Longway Street on Pennsylvania Avenue for a corner; East at right angles to Pennsylvania Avenue, one hundred (100) feet to corner; thence Southerly fifty (50) feet to a corner, thence Westerly one hundred (100) feet to Pennsylvania Avenue; thence Northerly fifty (50) feet to the place of beginning.

Said lot being 50 feet front on the east side of Pennsylvania Avenue and 100 feet deep.

The Grantor herein hereby grants and conveys to the Grantee, his heirs and/or assigns all of her right title and interest in and to all oil, gas and mineral rights for the purpose of mining, drilling, exploring, operating and developing said lands for oils, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom.

Under and subject to the ultimate width of the right-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.

Being the same premises conveyed by Guy E. Dewitt and Judy A. Dewitt, husband and wife, to Michael T. Johnson by deed dated April 13, 2016 and recorded on April 10, 2016, in the Bradford County Recorder of Deeds Office as Instrument Number 201605876.

Parcel No. 07-020.14-022-000-000.

Improved with a single-family residence with a property address of 256 Fourth Street, Athens, Pennsylvania 18810.

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 PS BANK vs. MICHAEL T. JOHNSON.

Clinton J. Walters, Sheriff

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