

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 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

9,16,23sept,c

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