

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., June 24, 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, situate in the Borough of Sayre, Bradford County, Pennsylvania, known as 118 South Hopkins Street, bounded and described as follows:

BEGINNING in the center of Cayuta Street, now Hopkins Street, at the corner of Lots Nos. 7 and 5 of John A. Woodworth's map of subdivision Keystone Avenue, as surveyed by William Morgan, C.E., 1871, running thence along the North line of Lot No. 7, North 83 degrees West, 185 feet to a corner; thence North 4 1/4 degrees East, 49.66 feet to a corner; thence South 83 degrees East, 195.3 feet to the center of said Cayuta Street; thence South 13 degrees 20 minutes West along the center of Cayuta Street, now Hopkins Street; to the place of beginning. Being the South third of Lot No. 5; being fifty feet front on Cayuta Street, now Hopkins Street.

BEING KNOWN AS Parcel ID #:36-020. 22-678-000-000.

Being the same prop-

erty as conveyed from Estate of Audrey J. Bacon, deceased to Evan Virasith as described in Instrument No. 202504651 dated 04/24/2025, recorded 05/02/2025, in Bradford County records

Being known as: 118 South Hopkins Street, Sayre, PA 18840.

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. EVAN VIRASITH.

Clinton J. Walters, Sheriff

Bradford County Sheriff's Office, Towanda, PA

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