

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 or piece of ground situate in Towanda Borough, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a corner of Poplar Street and Western Avenue and running thence in a northerly direction along Western Avenue sixty-eight (68) feet more or less to lands formerly of Martin McGill and now B.F. Bowman; thence in a easterly direction along said line of B.F. Bowman and lands now or late of J.W. VanTyke, seventy-eight (78) feet more or less to land now or late of George W. Armstrong; thence in a southerly direction along the line of said Armstrong, sixty-eight (68) feet more or less to Poplar Street; thence westerly along line of Poplar Street, seventy-eight (78) feet more or less to place of beginning.

Being the same premises which David R. Jurnack, Trustee of the Neulah Putnam Testamentary Trust and Robert Larry Putnam, by Deed dated 03/13/2013 and recorded 03/18/2023, in the Office of the Recorder of Deeds in and for the

County of Bradford, in Deed Instrument No. 201304706, granted and conveyed unto Edon W. Babcock, in fee.

Tax Parcel: 48-086.03-178-000-000 a/k/a 4808603178000000.

Premises Being: 236 Poplar Street, 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 ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. vs. EDON W. BABCOCK a/k/a EDON BABCOCK.

Clinton J. Walters, Sheriff

Bradford County Sheriff's Office, Towanda, PA

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