

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

Beginning at in iron pipe being the most southeasterly corner of the lot about to be conveyed and being in line of lands of Carl E. Wilson; thence North 47 1/2 degrees East 103 feet to an iron stake; thence South 37 1/2 degrees East through a stone marker to a point in the center line of State Highway Route No. 699, 110 feet to a point for a corner; thence in an easterly direction along the northerly line of lands of Carl E. Wilson to the place of beginning.

Being the same property conveyed to Nathen Simons, single who acquired title by virtue of a deed from Sandra L. Simons, now by marriage Sandra L. Drake and Robert O. Drake, her husband, dated September 21, 2012,

recorded September 25, 2012, as Instrument Number 201226560, Office of the Recorder of Deeds, Bradford County, Pennsylvania

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 WELLS FARGO BANK, N.A. vs. NATHEN SIMONS.

Clinton J. Walters, Sheriff

Bradford County Sheriff's Office, Towanda, PA

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