

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., July 29, 2026

at 10:00 o'clock in the forenoon
the following described property to wit:

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground situate in Sheshequin Township, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

Parcel No. 1:

BEGINNING at center of the intersection of public highway leading from James Street Bridge towards Black with the highway leading from Shores Hill to Black; thence along center of the first mentioned highway, South 516 feet; thence East 111 feet; thence North 516 feet to center of highway leading from Shores Hill to Black; thence along center of said highway West 111 feet to the place of beginning.

Parcel No. 2:

BEGINNING at a found bolt, said point of beginning being located 133.7 feet From the centerline of S.R. 1041; thence along a course from said centerline, South 34° 00' 55" East, passing through another found bolt near the eastern edge of the right of way of S.R. 1041, said point of beginning also being the southernmost point of Parcel No. 1 above described, in the common intersection of said lands with lands of Helen Geuss, out of which the herein described lot addition is subdivided; From said point of beginning and along the common boundary of Parcel No. 1 above and lands of Geuss North 27° 45' East 514.16 feet through a found pin near the western edge of S.R. 1035 to a point in the centerline thereof; the northernmost point of the herein described premises; thence along the centerline of S.R. 1035 and along lands now or formerly of Charles Bruce, South 30° 04' 23" East 23.63 feet to the easternmost point of the herein described premises; thence along remaining lands of Helen Geuss, out of which the herein described premises is subdivided, the following two (2)

courses and distances: (1) South 27° 15' West, through a pin set near the western edge of S.R. 1035, 516.0 feet to a pin set at the southernmost point of the herein described premises, and (2) North 34° 00' 55" West 22.7 feet to a found bolt, the point and place of beginning.

CONTAINING 10,301.5 square feet, according to George K. Jones & Associates, survey No. 8178-3, dated August 1992 and revised March 1993.

EXCEPTING THEREFROM all oil, gas and mineral rights as set forth in Bradford County Instrument No. 201423331.

Being the same premises which Joshua L. Mosier and Alisha Mosier, formerly Alisha Edsell, husband and wife, by Deed dated 11/10/2022 and recorded 11/15/2022, in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument No. 202212678, granted and conveyed unto James Schutt, single and Elizabeth Matera, in Fee.

Tax Parcel: 3807300324000000 a/k/a 38-073.00-324-000-000

Premises Being: 2432 James 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 GUILD MORTGAGE COMPANY, LLC vs. ELIZABETH A. MATERA; JAMES SCHUTT; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Clinton J. Walters, Sheriff

Bradford County Sheriff's Office, Towanda, PA 8,15,22jul,c