SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025MF0066

Issued out of the Court of Common Pleas of Bradford County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Bradford County Courthouse in the City of Towanda County of Bradford, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 25, 2026
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

PROPERTY ADDRESS: 2432 JAMES STREET, TOWANDA, PA 18848

Seized and taken into execution to be sold as the property of ELIZABETH MATERA, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, JAMES SCHUTT in suit of GUILD MORTGAGE COMPANY, LLC.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA (844) 856-6646

CLINTON J WALTERS, Sheriff
BRADFORD COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.