

# Sheriff's Sale

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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., February 26, 2025

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Sayre Borough, County of Bradford, Commonwealth of Pennsylvania bounded and described as follows:

BEING more particularly described as Lot No. 88 in the "Highland" Tract, so called; the same in size and location to be in accordance with a map or plan of said tract now on file with the Recorder of Deeds in and for the County of Bradford, Pennsylvania.

The said lot being more particularly described as 51 feet on the proposed street called Alden Street and running back from said proposed Alden Street at right angles, 139 feet; together with the right of way over all proposed streets as shown on map of said tract.

BEING No. 105 Alden Street.

BEING KNOWN AS: 105 ALDEN STREET SAYRE, PA 18840.

PROPERTY ID: 36020.23058000000.

TITLE TO SAID PREMISES IS VESTED IN JUSTIN J. WATSON, SINGLE AND MARY MEZZATESTA, SINGLE, BOTH, AS JOINTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM ANGELA D. STROUD FORMERLY ANGELA D. CARL, MARRIED, DATED October 07, 2019 RECORDED October 15, 2019 INSTRUMENT NO. 201909845.

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 NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING (f/k/a SPECIALIZED LOAN SERVICING LLC) vs. JUSTIN J. WATSON & MARY MEZZATESTA.

## Clinton J. Walters, Sheriff

Bradford County Sheriff's Office, Towanda, PA

February 5, 2025