

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 and lying in the Township of Ridgebury, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a Point marked by an Iron Pin in the Centerline of a Private Road (Joint Driveway) 216.10 Feet in an Easterly Direction From Where the Centerline of Township Road No. 850 Intersects the Centerline of Said Private Road, Which Point is the Northwestern Corner of the Herein Described Lot No. 2, as Shown on Survey Referred to below; Thence South 81 Degrees 10 Minutes East 151.96 Feet, Partially Along the Centerline of Said Private Road, and Continuing along Lands of William P. Wiles, Now Or Formerly, to a Point Marked by a Found Pin; Thence South 77 Degrees 11 Minutes 14 Seconds East 156.94 Feet, Continuing along of Lands of the Said Wiles, Now Or Formerly, Through a Found Pin to a Point, Said Point Being The Northeasterly Corner of the Herein Described; Lot Thence South 49 Degrees 28 Minutes 55 Seconds West 130.2 Feet Along Lands of Mary Grant Grace, Now Or Formerly, to a Point Marked by an Iron Pin; Thence South 72 Degrees 15 Minutes 19 Seconds West 117.8 Feet, Continuing along Lands of said Grace, Now Or Formerly, to a Point Marked By An Iron Pin, Said Point Being The Southerly Corner of the Herein Described Lot; Thence North 72 Degrees 45 at 10:00 o'clock in the forenoon the following described property to wit:

Minutes 57 Seconds West 113.12 Feet, along Lands of Said Grace, Now Or Formerly, to a Point Marked by an Iron Pin, Said Point Being The Southwesterly Corner of The Herein Described Lot; Thence North 06 Degrees 18 Minutes 09 Seconds East 146 Feet, along the Easterly Line of Lot No. 1, as Shown on a Survey, to the Point and Place of Beginning. Containing. Containing 0.83 Acres, more or less, as shown on a Survey Prepared by George K. Jones & Associates, Surveyors, Dated February 1995 and Identified as Map No. 11288. Said Survey was Approved by the Bradford County Planning Commission on September 7, 1995 and recorded in

the Bradford County Recorder's Office as Map #4848 on September 12, 1995 and filed in Drawn #31, Map #119.

The Maintenance of the 50 Foot Right of Way (Joint Driveway) is to be the Responsibility of Howard & Arlene Fletcher, Their Heirs and Assigns, Gregory and Renee Graley, Their Heirs and Assigns, and William P. Wiles, His Heirs and Assigns, Pursuant to a Right of Way Agreement Dated July 18, 1995 and Recorded October 13, 1995 in Bradford County Record Book 338 at Page 235. The Grantor Herein Does Hereby Assign any and all rights she has in and to the above right of way to the grantees herein. No well is to be drilled within 100 Feet of Sewer System.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEING KNOWN AS: 46 FLETCHERS ROAD, GILLET, PA 16925.

PROPERTY ID NUMBER: 30-004.00-089-001-000.

BEING THE SAME PREMISES WHICH RENEE J. GRALEY ALSO KNOWN AS RENEE J. GRALEY FLETCHER, SINGLE BY DEED DATED 8/2/2002 AND RECORDED 8/6/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 200210069, GRANTED AND CONVEYED UNTO EDWARD BENJAMIN, NOW DECEASED AND MARIA BENJAMIN, HIS WIFE, AS TENANTS BY THE ENTIRETIES.

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 M & T BANK a/k/a MANUFACTURERS AND TRADERS TRUST COMPANY vs. MARIA BENJAMIN.

Clinton J. Walters, Sheriff

Bradford County Sheriff's Office, Towanda, PA 3,10,17sept,c