

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., March 25, 2026

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

Legal Description

ALL that certain lot, piece or parcel of land, situate, lying and being in the Township of Pike, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

LOT 4: BEGINNING at a point on the centerline of the cartway of State Road #1049, being the southwest corner of lands now or formerly of William M. and Marjorie E. Fuller and the northwest corner of the lot herein described;

THENCE leaving State Road #1049 and running along the lands of said Fuller North 87 degrees 31 minutes 30 seconds East for a distance of 391.2 feet, passing through a found pin on line and running along and through a meandering fence and hedgerow to a found pin;

THENCE running along lands now or formerly of Barbara M. Michel the following two courses and distances: South 01 degrees 22 minutes 45 seconds East for a distance of 798.7 feet along a staked line to a set pin; North 88 degrees 53 minutes 15 seconds East for a distance of 292.7 feet along a blazed line to a found pin;

THENCE running along lands now or formerly of the Estate of Amelia K. Fuller, South 02 degrees 16 minutes 30 seconds East for a distance of 176.8 feet to a set pin;

THENCE running along lands now or formerly of David C. Uhouse and Mary Ann Uhouse and lands now or formerly of James P. Haggerty South 70 degrees 03 minutes 15 seconds West for a distance of 728.7 feet along a blazed line, passing through a set pin on line and running to a point on the centerline of the aforementioned State Road #1049;

THENCE running along the centerline of the cartway of State Road #1049, along lands now or formerly of the Borough of LeRaysville and the remaining lands of this subdivision the following two courses and distances: North 00 degrees 38 minutes 00 seconds West for a distance of 410.4 feet; North 01 degrees 38 minutes 45 seconds West for a distance of 177.0 feet to a point;

THENCE leaving State Road #1049 and running along lands now or formerly of Robert Lee and Gertrude Newman the following three course and distances: North 84 degrees 21 minutes 15 seconds East for a distance of 252.0 feet, passing through a set pin on line and running along and through a meandering fence to a set pin; North 01 degrees 38 minutes 45 seconds West for a distance of 130.0 feet along and through a meandering fence to a set pin; South 84 degrees 21 minutes 15 seconds West for

a distance of 252.0 feet, passing through a set pin on line and running to a point on the centerline of the aforementioned State Road #1049;

THENCE running along the centerline of the cartway of State Road #1049, along the remaining lands of this subdivision North 01 degrees 24 minutes 45 seconds West for a distance of 485.2 feet to the point and place of beginning.

CONTAINING 11.01 acres more or less, as shown on a survey by Glen R. Yasharian, Professional Land Surveyor, dated August 1, 2003 bearing Plat No. 631.00. Approved by the Bradford County Planning Commission October 27, 2003, File No. 2003-124.

• BEING the same premises conveyed to Dale Allen Castine, single, by Douglas D. Eastabrook, single, by Special Warranty Deed dated June 27, 2017 and recorded on August 2, 2017 in the Bradford County Recorder of Deeds' Office as Instrument Number 201712584.

UNDER AND SUBJECT to the ultimate width and right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements of rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

BEING KNOWN AS: 2296 LERAYSVILLE ROAD, LERAYSVILLE, PA 18829

PROPERTY ID: 29-051.00-134-003-000

TITLE TO SAID PREMISES IS VESTED IN TIMOTHY GAUGHRAN, SINGLE BY DEED FROM MICHAEL J. DREISCH, AS ADMINISTRATOR OF THE ESTATE OF DALE A. CASTINE, a/k/a DALE ALLEN CASTINE, DECEASED, DATED OCTOBER 19, 2018 RECORDED JANUARY 8, 2019 AT INSTRUMENT NO. 201900229

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 UNITED WHOLESALE MORTGAGE, LLC vs. ALICIA CRUZ GAUGHRAN, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF TIMOTHY GAUGHRAN.

Clinton J. Walters, Sheriff

Bradford County Sheriff's Office, Towanda, PA 4,11,18mar,c