

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., May 27, 2026

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

PART OF PARCEL NO. 09-020.00-088-000-000.

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

BEGINNING at a pipe found in the division line between lands of M.R. Dirt, Inc. as described in Inst. 200709241 on the West, and lands of Blaine Elsbree as described in Inst. 200600342 on the East, said rebar being the Southwest corner of lands of Todd D. Williams and Karen S. Williams as described in Inst. 200112914; thence along said division line between lands of M.R. Dirt, Inc. on the West, and lands of Elsbree on the East, South 17°56'47" West a distance of 232.54 feet to a 5/8-inch rebar found in the division line between said lands of M.R. Dirt, Inc., on the North, and lands of Ronald L. Chamberlain, Jr. and Elizabeth A. Chamberlain as described in Deed Book 327 at Page 667 on the South; thence along said division line, South 60°29'31" West, through a 5/8-inch rebar found at the edge of a roadway, a distance of 210.00 feet to a point in the centerline of a 50 foot access casement; thence through said lands of M.R. Dirt, Inc., the following four courses and distances; (1) along said centerline, North 22°10'33" West a distance of 122.16 feet to a point; (2) along said centerline, North 24°39'00" West a distance of 62.77 feet to a point; (3) North 33°45'47" East, through a 5/8-inch rebar and cap set at the edge of a roadway, a distance of 293.67 feet to a set 5/8-inch rebar and cap; (4) South 61°15'46" East a distance of 186.46 feet to the Point or Place of Beginning.

BEING a portion or those premises conveyed to M.R. Dirt, Inc., by deed recorded in the Bradford County Recorders Office in Inst. 200709241.

TOGETHER WITH a 50-foot wide Right-of-Way providing access from lands of M.R. Dirt, Inc. to State Route 4020 as described in Deed Book 584 at Page 501.

TOGETHER WITH a 15-foot wide Right-of-Way Agreement providing access over lands of M.R. Dirt, Inc. as described in Inst. 20011604.

TOGETHER WITH mid SUBJECT TO a Utility and Access Easement as shown on the above described survey map.

This parcel is subject to any and all Rights-of-Way, Easements, and/or Agreements that may be over and across, or under the same, whether visible or invisible, or that may be or record for said premises.

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 CITIZENS & NORTHERN BANK vs. DIANA L. HOLTON.

Clinton J. Walters, Sheriff

Bradford County Sheriff's Office, Towanda, PA 6,13,20may,c