

# 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 Borough of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the east side of Third Street, said point being the southwest corner of lands as above conveyed to John S. Gordon, now or formerly; run thence South 84.5 degrees East for a distance of 154 feet to the east line of Lot #3; run thence South 5 degrees 30 minutes West for a distance of 23 feet more or less to a point; said point being the southeast corner of Lot No. 3 of said O.D. Bartlett's Subdivision; run thence South 62.25 degrees West for a distance of 185 feet to a point in the east side of Third Street, said point being the Southwest corner of said Lot No. 3; run thence North 5 degrees 30 minutes East along the east line of Third Street for a distance of 138 feet to place of beginning. The property as above conveyed to John S. Gordon, now or formerly, being the northern portion of said Lot No. 3 and containing 100 feet frontage on Third Street and 154 feet depth.

BEING the southern portion of Lot No. 3 of O.D. Bartlett Subdivision.

BEING the same premises conveyed to Martha Jeanne Charis, married, by William J. Challis, by his Agent and Attorney-in-Fact, M. Jeanne Charis, by Deed dated January 28, 2010, and recorded February 2, 2010, to Bradford County Instrument No. 201002224. Martha Jeanne Charis became deceased on January 13, 2015, and by her Last Will and Testament filed in the Office of the Register of Wills of Bradford County to File No. 08150058, she appointed Rebecca J. Gallo as the Ex-

Seized and taken into execution at the suit of PLANET HOME LENDING, LLC vs. EDWARD RAKOWSKI.

ecutrix of her Estate who qualified to act on February 13, 2015.

THE description contained in the recited Deed was incorrect due to scrivener's error.

The description herein has been corrected based on the O.D. Bartlett Subdivision recorded in Bradford County Map Book 1, Map No. 1.

THIS conveyance includes all of Grantor's interest in all mineral, oil and gas rights including the rights to any existing leases as they may pertain to the premises being conveyed by this Deed.

BEING the same property or a portion of the same property conveyed to Edward R. Rakowski., Single by Instrument dated August 1, 2016 from Rebecca J. Gallo, Executrix of the Estate of Martha Jeanne Charis, deceased filed on August 10, 2016 as Document Number 201611164 in the Bradford County records.

Commonly known as: 611 3rd Street, Towanda, PA 18848

Parcel Number: 47-086.06-06-093-000-000

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.

**Clinton J. Walters, Sheriff**

Bradford County Sheriff's Office, Towanda, PA

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