

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:

EXHIBIT "A"

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

BEGINNING at a point for a corner in or near the center of Township Road No. T-451, said point marking the Southeast corner of the parcel of land about to be described, and the Northeast corner of lands of the Pennsylvania Game Commission: proceeding thence along the course of said township road, in or near the center thereof, North 79° 10' 21" West 107.03 feet to a point and North 82° 22' 2" West 632.70 feet to a point and North 80° 57' 6" West 538.97 feet along the North line of the Pennsylvania Game Commission and said road to a point for a corner in or near the center of said road marking the Southwest corner of the parcel of land herein described, the Northwest corner of the Pennsylvania Game Commission, the Northeast corner of Gary Potter now or formerly, and the Southeast corner of Lot No. 5 of the below recited subdivision; proceeding thence through the Northerly edge of said township road and thence along the Easterly line of Lot No. 5 of the below recited subdivision North 10° 7' 50" East 279.22 feet to a pin, North 7° 46' 37" East 213.56 feet to a pin, and North 7° 5' 26" East 283.46 feet through a pin marking the Northeast corner of Lot No. 5 and a Southeast corner of Lot No. 2 of the below recited subdivision and continuing thence along an East line of Lot No. 2 to a pin for a corner marking the Northwest corner of the within described parcel of land and an interior angle of Lot No. 2 of the below recited subdivision; proceeding thence along a South line of Lot No. 2 North 80° 49' 18" East 448.06 feet to a pin and North 57° 34' 55" East 195.58 feet through the Southwest edge of Township Road No. T-440 to a point in or near the center of said township road for a corner marking the Northeast corner of the within described parcel of land, the Southeast corner of Lot No. 2 of the below recited subdivision, and being in the Southwest line of lands of Glenn Reed, now or formerly; proceeding thence along the course of said township road, in or near the center thereof, and along the Southwest line of Reed, now or formerly, South 38° 28' 49" East 56.04 feet to a point, South 30° 36' 44" East 68.06 feet to a point, South 27° 3' 11" East 539.83 feet through the point in or near the center of said Township Road marking the Southwest corner of Reed, now or formerly, and the Northwest corner of Stuart L. Goodwin, now or formerly, and continuing thence along the Southwest line of Goodwin, now or formerly, in or near the center of said township road to a point, South 31° 12' 20" East 215.46 feet to a point, and South 3 7°

5 6' 3" East 231.96 feet to a point in or near the center of said township road marking a Northeast corner of the within described parcel of land and the Southeast corner of Goodwin, now or formerly; proceeding thence through the Southwesterly edge of said township road South 7° 52' 0" West 184.26 feet to a point for a corner, the place of beginning.

CONTAINING 21.07 acres, more or less, or 917.715 square feet, more or less, as per plot of Survey Job No. 050IT119 by George K. Jones & Associates, a division of Navarro & Wright, Consulting Engineers, dated June 23, 2001.

SAID SURVEY was approved as a subdivision by the Bradford County Planning Commission on August 9, 2001, and was recorded in the Office of the Register and Recorder of Bradford County on August 9, 2001, to Map 6373, Drawer 40, Map 130.

• PARCEL NO. 46-113.00-053-001-000

SUBJECT to all the exceptions, rights, reservations, restrictions, covenants, conditions, privileges and easements, etc., as may be either contained in or referred to in the prior deeds, maps, and other documents comprising the property's chain of title, or as may be visible by physical inspection of the realty.

IMPROVED with a residential dwelling with a property address of 217 Cross Road, Wyalusing, Pennsylvania 18853.

BEING THE SAME PREMISES CONVEYED BY MANZEK LAND COMPANY, INC., TO SAMUEL R. REMINGTON AND JOE ANNE D. REMINGTON, HIS WIS WIFE, BY DEED DATED SEPTEMBER 4, 2001, AND RECORDED ON SEPTEMBER 4, 2001, IN THE BRADFORD COUNTY RECORDER OF DEEDS OFFICE AS INSTRUMENT #200110393. UPON THE DEATH OF SAMUEL R. REMINGTON ON JULY 28, 2013, TITLE TO THE PREMISES VESTED IN THE DEFENDANT, JOE ANNE D. REMINGTON, HIS SURVIVING SPOUSE, BY OPERATION OF LAW.

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 PS BANK, FORMERLY KNOWN AS PEOPLES STATE BANK OF WYALUSING vs. JOEANNE D. REMINGTON.

Clinton J. Walters, Sheriff

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