

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 piece or parcel of land in Terry Township, Bradford County, Pennsylvania bounded and described as follows:

BEGINNING at a point in the Eastern line of Hazel L. Canfield, being the Eastern line of the lot about to be described, and also being located along a fence line, said fence line being in the Eastern boundary of Hazel L. Canfield and the lot about to be described. Said point also being located in the Western boundary line of lands of Benjamin J. Dziuba and Felix Dziuba, said point being marked by a set pin; said point being located South of Sugar Run Creek; thence proceeding from said beginning point South 49 degrees 16 minutes 39 seconds West 281.23 feet to a set pin; thence proceeding North 45 degrees 04 minutes 05 seconds West 638.70 feet to a set pin; thence proceeding South 66 degrees 26 minutes 18 seconds West 223.27 feet to a set pin; thence proceeding North 35 degrees 58 minutes 42 seconds West 115 feet to set pin; thence proceeding North 69 degrees 16 minutes 39 seconds East 308.49 feet to a set pin; thence proceeding North 59 degrees 16 minutes 39 seconds East 331.71 feet to a set pin located at a fence corner; thence proceeding South 34 degrees 13 minutes 21 seconds East along a fence line and along lands of Benjamin J. Dziuba and Felix Dziuba 602.25 feet to a set pin being the point and place of beginning.

Said description prepared pursuant to a survey drawn by Shaylor and Shaylor, registers surveyors, and bearing Map No. 777 and drawn March 18, 1977 and containing 5.84 acres: A roadway proceeds through the above mentioned parcel of land. Said roadway begins at a point located along the Northern side of Township Route 431 and proceeds in a generally Northwesterly direction to where it leaves the above mentioned lot and enters other lands of the Grantor, more specifically entering those lands of the Grantor marked as Parcel No. 3, containing 16.36 acres on the above mentioned survey. Then said roadway proceeds in a generally Southwesterly direction and generally along the course above mentioned as South 56 degrees 26 minutes 18 seconds West. Said roadway then leaves that area as indicated above as Parcel 3 and re-enters the above mentioned lot for a short distance and then leaves the above mentioned lot and re-enters lands of the Grantor, more specifically those lands indicated as Parcel No. 2, containing 6.54 acres on the above mentioned Survey. A copy of sold survey in pertinent part is attached hereto and marked exhibit "A", and said Survey indicates the afore mentioned roadway. The above mentioned conveyance is made under and subject to the Grantor's right of way over and across that portion of the roadway that is located upon the above mentioned lot. In addition, the Grantor conveys to the Grantees a right of way across that portion of the aforementioned roadway which leaves the afore mentioned lot and enters onto Parcel 3 as indicated in the aforementioned Survey Map all the way along and up to the point where sold roadway re-enters the aforementioned lot as indicated by the Survey of Shaylor and Shaylor, which is attached hereto.

The aforementioned conveyance is between parent and child and not subject to transfer tax.

BEING GRANTED AND CONVEYED UNTO Duane W. Canfield, Sr., and Elaine M. Canfield, his wife, by virtue of a Deed of Hazel L. Canfield, Widow, dated May 27, 1977, and recorded in the Bradford County Recorder of Deeds office on May 27, 1977, to Bradford County Deed Book 647, Page 938, et seq.

ALL THAT certain lot, piece or parcel of land, lying and being situate in the TOWNSHIP OF TERRY, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a set pin located on the West line of other lands of the herein Grantors. Said set pin being located at a point South of the South line of Township Road #T-431. Said beginning point also being the Northeast corner of the lands herein described. Thence from said beginning point along West line of other lands of the herein Grantee, Duane Canfield, South 45° 05' 36" East 312 feet to a set pin in the line of lands of Jack Slocum, now or formerly. Thence along the line of lands of Jack Slocum, South 49° 26' 17" West 197.89 feet to a point. Thence North 34° 32' 18" West across a creek 40.33 feet to a set pin. Thence North 34° 32' 18" West 297.53 feet to a set pin. Thence North 59° 42' 32" East 140.04 feet to a set pin and the place of beginning. CONTAINING 1.25 acres of land.

AND BEING Parcel 82' on a Survey

known as the Steele Subdivision, surveyed by Mark O. Shaylor, Drawing 84891.

Subdivision approval for this lot was approved by the Bradford County Planning Commission on December 2, 1991. Office File 891-169.

ACKNOWLEDGEMENT OF PART AND PARCEL DEED COVENANT

On this the 27th day of January, 1992, before me the undersigned officer, personally appeared Duane W. Canfield, Sr., who being duly sworn according to law, deposes and says he is the Grantee of said lot parcel as legally described and shown upon survey prepared by Mark O. Shaylor, Map #4891, and which is to become part and parcel to the adjacent lot/parcel of 5.84 acres with tax parcel #46-125-102 and found in Deed Book 647 at Page 938, recorded with the Bradford County Register and Recorder's Office, to form a single lot of 7.09 acres. Should further subdivision occur, a plan revision must be filed with and approved by the Bradford County Planning Commission. The said grantee acknowledges the same to be his act and plan and desires the same to be a covenant within the Deed to be recorded as such according to law.

-BEING GRANTED AND CONVEYED UNTO Duane W. Canfield, Sr., and Elaine M. Canfield, his wife, by virtue of a Deed of Allison E. Steele and Leila E. Steele, his wife, dated January 20, 1992, and recorded in the Bradford County Recorder of Deeds office on January 28, 1992, to Bradford County Deed Book 200, Page 0717, et seq.

SUBJECT to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY BEING KNOWN AS: 56 Winters Lane, New Albany, PA 18833.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 46-125.00-102-000-000.

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.

Seized and taken into execution at the suit of COMMUNITY BANK, N.A. SUCCESSOR IN INTEREST TO ELMIRA SAVINGS BANK vs. THE ESTATE OF DUANE W. CANFIELD SR., DECEASED, BY AND THROUGH ITS ADMINISTRATOR, DUANE W. CANFIELD, JR.

Clinton J. Walters, Sheriff

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