

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 30, 2026

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

ALL THAT CERTAIN lot or piece of ground situate in Albany Township, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a pin in the southeast corner of lands of Gary E. Rouse, now or formerly; thence along lands of Edward J. Keefe and Lawrence Epler, now or formerly, South 36 degrees 58 minutes West 198.50 feet to a pin, a corner; thence along lands of Lawrence Epler, now or formerly, North 56 degrees 28 minutes West 377.28 feet to a pin, a corner; thence along lands of Lawrence Epler, now or formerly, and land of Robert Epler, now or formerly, North 36 degrees 30 minutes East 175.93 feet to a pin; thence South 58 degrees 30 minutes East 379.90 feet to a pin, the place of beginning.

CONTAINING 1.58 acres of land as surveyed by Richard Mengel, dated August 24, 1974.

The above described premises shall not have any trailers, mobile homes or double wide homes erected thereon.

UNDER and SUBJECT to any and all rights in and to an easement as set forth in the deed form Joseph E. Keeney and Rose Ann Keeney, his wife, to James Keeney, by deed dated April 3, 1976 and recorded April 5, 1976 in Bradford County Deed Book 640 at Page 65.

ALSO UNDER and SUBJECT to an easement agreement between Harry E. Epler and James E. Keeney and Shirley Keeney, his wife, dated September 14, 1996 and

recorded September 17, 1996 in Bradford County Record Book 370 at page 802.

BEING KNOWN AS: 51 BRIDALPATH LANE, NEW ALBANY, PA 18833.

PROPERTY ID NUMBER: 021340008500 0000.

BEING THE SAME PREMISES WHICH RODNEY R. TUTTLE AND LINDA TUTTLE, HUSBAND AND WIFE BY DEED DATED 8/14/2017 AND RECORDED 8/24/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 201714387, GRANTED AND CONVEYED UNTO DEREK STANG, SINGLE AND SHARA DUDOCK, SINGLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

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 EASTERN BANK S/B/M HARBORONE MORTGAGE, LLC vs. SHARA DUDOCK & DEREK STANG.

Clinton J. Walters, Sheriff

Bradford County Sheriff's Office, Towanda, PA

9,16,23sept,c

REGISTER TO BID AT: bid4assets.com. \$1000.00
DEPOSIT REQUIRED and A REGISTRATION FEE.