

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 or piece of ground situate in the Township of Athens, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the east line of lands now or formerly of Thomas Taylor with the center line of Township Road No. 821; running thence North 7 degrees 28 minutes 34 seconds East along the East line of lands now or formerly of Thomas Taylor, 146 feet be the same more or less to a pin in the center of a creek; running thence along the center of said creek the following courses and distances; South 81 degrees 18 minutes 56 seconds East 104.2 feet, South 57 degrees 50 minutes 25 seconds East 48 feet, South 20 degrees 48 minutes 25 seconds East 58 feet to a point in the center line of Township Road No. 821; running thence westerly along the center line of Township Road No. 821 220 feet be the same more or less, to the point and place of beginning. CONTAINING .5 of an acre.

Geraldine M. Weaver no longer resides and/or owns the adjoining property, therefore extinguishing the right to draw water from a well located on the subject premises including the right of ingress, egress and regress for the purposes of maintaining said well and all pipes and attachments thereto.

Being and intending to describe and convey Lot No. 31 according to a map and survey made by Z. F. Walker, June 23, 1873, said map being duly recorded in the office of the Register and Recorder of Bradford County, in Deed Book 144 at Page 560.

BEING AND INTENDING to describe the same premises which Geraldine Weaver, widow, by General Warranty Deed dated May 22, 1986, and recorded May 22, 1986, in the Office of the Recorder of Deeds in and for the County of Bradford, Pennsylvania, in Book 26, Page 677, granted and conveyed unto Mark Thurston and Candice Thurston, in fee.

THE GRANTORS HEREIN HEREBY GRANTS AND CONVEYS to the Grantees, their heirs and/or assigns all of her right title and interest in and to all oil, gas and mineral rights for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

SO FAR AS the Grantors are aware, no hazardous waste is presently being disposed of or has ever been disposed of on the above described property by the Grantors or any other party.

Being the same premises which Mark Thurston and Candice Thurston, husband and wife, by Deed dated 03/26/2018 and recorded 04/03/2018, in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument No. 201804690, granted and conveyed unto Michael G. Abresch, Jr. and Krista Abresch, in fee.

Premises Being: 3971 Murray Creek Rd., Athens, PA 18810.

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 FREEDOM MORTGAGE CORPORATION vs. MICHAEL G. ABRESCH & KRISTA ABRESCH.

Clinton J. Walters, Sheriff

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