

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:

LEGAL DESCRIPTION

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

BEGINNING at a point in the center of US Route No. 220, said beginning point being the Southeast corner of the lands herein described, said beginning point also being located in the Northeast Corner of other lands of Harriett B. Pipher, now or formerly; thence from said beginning point North 78° 25' West 158.2 feet to a point; thence continuing along the line of lands of Harriett B. Pipher, now or formerly, South 15° 12' West 320 feet to a point located in the Ulster Water Company right of way; thence along the center of said Water company right of way line North 61° West 46.5 feet to a point; thence continuing along the same line North 61°00' West 335 feet to a point; thence along the line of lands of Edwin Pipher, now or formerly, North 26° 30' East 173.91 feet to a point; thence South 63° 30' East 44.37 feet to a point; thence North 26° 30' East 44.37 feet to a point; thence North 26° 30' East 1,274.65 feet to a point; thence South 89° 12' East 153.09 feet to a point in the West line of lands now or formerly of Connie Turner Benninger; thence along the West line of said Benninger lands South 12° 02' West 497.3 feet to a point; thence South 2° 10' West 67.18 feet to a point in the center of Briar Cliff Road; thence along the center line of Briar Cliff Road North 32° 39' East 300 feet to a point; thence North 37° 14' East 346.45 feet around a curve to a point; thence South 84° 50' East 59.24 feet to a point; thence South 84° 50' East 59.24 feet to a point; thence South 84° 50' East 9.24 feet to a point in the center of US Route No. 220; thence along the center of US Route No. 220 the following courses and distances; South 5° 10' West 207.27 feet; thence South 10° 20' West 305 feet; thence South 11° 39' West 582.93 feet; thence South 9° 43' West 195 feet; thence South 0° 43' West 85.2 feet to the place of beginning.

CONTAINING 22.7 acres of land more or less.

BEING the same premises surveyed by Leonard T. Carver, Licensed Land Surveyor, Map No. 306 revised May 24, 1978.

EXCEPTING AND RESERVING unto Edwin R. Pipher, his heirs and assigns, the right of ingress, egress and regress from US Route No. 220 to land now owned by Edwin R. Pipher lying West of the lands herein described over and across Briar Street and a proposed road located on the South line of the herein described premises. Said right of way being 50 feet in width and extending in a generally southwesterly direction across the herein described premises.

Further excepting and reserving a right of way over Briar Street from US Route No. 220 for property who's lands abut Briar Street. Said right include the right of ingress, egress and regress to and from properties abutting on Briar Street from US Route No. 220.

ALSO, granting and conveying unto the herein Grantee, her heirs and assigns, any right, title and interest in and to the joint use of a driveway with one Mabel Lamberson, her heirs and assigns.

UNDER AND SUBJECT to the following:

1. Right of way from Garnard Pipher and Harriet E. Pipher, his wife to Ulster Municipal Authority dated September 6, 1966, and recorded in Bradford County Deed Book 579 at page 661.

2. Right of way from Garnard Pipher

and Harriett E. Pipher, his wife, to the Ulster Municipal Authority by deed dated November 4, 1966 and recorded in Bradford County Deed Book 580 at page 526.

3. Right of way from Harriette Boudman Pipher et al to the Ulster Municipal Authority over Briar Street dated June 20, 1974, and recorded in Bradford County Deed Book 629 at page 54.

4. Right of way from Harriette E. Pipher to General Telephone Company dated May 7, 1971 and recorded in Bradford County Deed Book 606 at page 590.

5. Right of way from Garnard Pipher and Harriette Pipher, his wife, to the Pennsylvania and Southern Gas Company dated September 12, 1967, and recorded in Bradford County Deed Book 585 at page 142.

6. Right of way from Garnard Pipher and Harriette Pipher, his wife to the Pennsylvania Electric Company, said right of way visible upon the ground and being 100 feet in width and extending across the property herein conveyed in a generally northeasterly and southwesterly direction.

BEING AND INTENDING to describe the same premises conveyed to Brian L. Allis and Rebecca A. Allen by Deed of Karen N. Stewart and Robert Stewart, husband and wife said Deed dated November 10, 2000 and recorded on November 15, 2000 to Bradford County Instrument No. 200011835.

UNDER AND SUBJECT NEVERTHELESS 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 Brian L. Allis and Rebecca A. Allen, by Deed dated 09/17/2003 and recorded 09/22/2003, in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Book 200314659, granted and conveyed unto Ethel K. Bennecoff, in fee.

And the said Ethel K. Bennecoff died on March 5, 2024, thereby vesting title of the mortgaged premises unto JADE BROOKE BENNECOFF IN HER CAPACITY AS HEIR TO THE ESTATE OF ETHEL K. BENNECOFF, DECEASED: UNKNOWN HEIRS; SUCCESSORS, ASSIGNS, AND ALL PERSON'S FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ETHEL K. BENNECOFF, DECEASED.

Tax Parcel, 55-059.00--060-000-000 a/k/a 5505900060000000.

Premises Being: 247 BLUE JAY LN., Ulster, PA 18850.

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 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. JADE BROOKE BENNECOFF IN HER CAPACITY AS HEIR TO THE ESTATE OF ETHEL K. BENNECOFF, DECEASED: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON'S FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ETHEL K. BENNECOFF, DECEASED.

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.