
Bradford County Law Journal

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Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 FAX (570) 888-2295

By requirement of Law and Order of Court the BRADFORD COUNTY LAW JOURNAL is made the medium for the publication of all Legal Advertisements required to be made in the County of Bradford, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Bradford County, and selected Opinions and Decisions of the Courts of Bradford County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Law Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:30 A.M. on the Monday preceding publication or in the event of a holiday on the preceding work day.

Subscription \$75.00 per annum, \$3.00/individual copies.

BRADFORD COUNTY LAW JOURNAL

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Anderson, Timothy J. a/k/a Timothy

James Anderson

Late of Smithfield Township (died July 17, 2013)

Administratrix: Janice M. Kellogg, 118 Nichols Road, Milan, PA 18831

Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Burger, William

Late of Richboro, Bucks County (died April 24, 2013)

Executor: Daniel J. Barrett c/o Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

Attorney: Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

Burlingame, Bonnie L.

Late of Bradford County (died July 19, 2013)

Administrator: Jarvis Burlingame c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Sweet, Robert K. a/k/a Robert Kenneth Sweet

Late of Wyalusing Borough (died July 1, 2013)

Executrix: Dana S. Keller, 128 Sand Street, Dunmore, PA 18510

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Thomas, Elizabeth A.

Late of Sayre Borough (died July 13, 2013)

Executrix: Judith A. Lovell, 12430 Melting Lane, Bowie, MD 20715

Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

SECOND PUBLICATION

Baker, George Marvin

Late of Wilmot Township (died May 27, 2013)

Executrix: Nancy Gamble Walker Baker, 4993 Pantherlick Road, Sugar Run, PA 18846

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Bidlack, Joanne M.

Late of Bradford County

Executor: Duane B. Bidlack c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Stern, Helen J.

Late of Sayre Borough (died June 26, 2013)

Executor: Robert E. Ward, Jr., 723 Broad Street Extension, Waverly, NY 14892

Attorneys: Wm. Alan Shaw, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

THIRD PUBLICATION

Allen, Janet R.

Late of Sayre Borough (died July 8, 2013)

Administratrix: Darla Karabka c/o Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

BRADFORD COUNTY LAW JOURNAL

Attorney: Patrick J. Barrett, III, Esquire,
96 Hayden Street, Sayre, PA 18840

**Barrett, Lloyd S. a/k/a Lloyd Sherman
Barrett**

Late of Columbia Township (died June
17, 2013)

Executrix: Connie S. Barrett, 708 Old-
royd Road, Columbia Cross Roads, PA
16914

Attorneys: Evan S. Williams, III, Es-
quire, Brann, Williams, Caldwell &
Sheetz, 1090 West Main Street, Troy,
PA 16947

Moore, Jesse

Late of Troy Borough (died July 10,
2013)

Executrices: Susan Stone and Donna
Moore c/o Patrick J. Barrett, III, Esquire,
96 Hayden Street, Sayre, PA 18840

Attorney: Patrick J. Barrett, III, Esquire,
96 Hayden Street, Sayre, PA 18840

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been filed
with the Department of State of the Com-
monwealth of Pennsylvania on July 25, 2013
for the purpose of forming a non profit cor-
poration under the Nonprofit Corporation
Law of 1988 of the Commonwealth of
Pennsylvania, 15 Pa. C.S. §1101 et seq., as
the same may have been amended.

The name of the corporation is:

SPRING HILL UNITED
METHODIST CHURCH

whose registered office is: 2547 Spring Hill
Road, Wyalusing, PA 18853.

SCOTT A. WILLIAMS, ESQUIRE

Solicitor for the Corporation

57 East Fourth Street

P.O. Box 3

WilliamSPORT, PA 17703-003

Aug. 20

NOTICE OF SHERIFF’S SALE

IN THE COURT OF COMMON
PLEAS OF BRADFORD
COUNTY, PENNSYLVANIA

NO. 10 MF 000043

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR J.P. MORGAN MORTGAGE
ACQUISITION TRUST 2006-CW2

v.

COLLEEN J. COTTER, IN HER
CAPACITY AS ADMINISTRATRIX
OF THE ESTATE OF BRIAN
ALAN STAGE, KYLE STAGE,
IN HIS CAPACITY AS HEIR
OF THE ESTATE OF BRIAN
ALAN STAGE and UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER BRIAN A. STAGE,
DECEASED

NOTICE TO: UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIA-
TIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
BRIAN A. STAGE, DECEASED

NOTICE OF SHERIFF’S SALE OF
REAL PROPERTY

Being Premises: RR 1 BOX 2405 a/k/a
3536 BUCKS CREEK ROAD, GILLETT,
PA 16925-8802.

Being in RIDGEBURY TOWNSHIP,
County of BRADFORD, Commonwealth
of Pennsylvania, Tax parcel 30-017.04-053.

Improvements consist of residential
property.

Sold as the property of COLLEEN J.
COTTER, KYLE STAGE and UN-
KNOWN HEIRS, SUCCESSORS, AS-
SIGNS AND ALL PERSONS, FIRMS OR

BRADFORD COUNTY LAW JOURNAL

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIAN A. STAGE, DECEASED.

Your house (real estate) at RR 1 BOX 2405 a/k/a 3536 BUCKS CREEK ROAD, GILLETT, PA 16925-8802 is scheduled to be sold at the Sheriff's Sale on August 28, 2013 at 10:00 A.M., at the BRADFORD County Courthouse, 301 Main Street, Towanda, PA 18848, to enforce the Court Judgment of \$72,053.81 obtained by, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorneys for Plaintiff

Aug. 20

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 Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 28, 2013 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 situate and being in the TOWNSHIP OF ATHENS, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

LOT NO. 1: BEGINNING at the Northeast corner of the lot about to be conveyed in the south line of lands of Frank Herrick, now or formerly, now and now or formerly of Harry Crandall Estate and the road leading from Wilawanna to Chemung; running thence southerly along the said highway to the road leading to Ridgebury; running thence along the road leading to Ridgebury

to the corner of lands of George Dailey, formerly, now or formerly of Donald Blauvelt; running thence southerly along said lands to the line of lands formerly of George Dailey, now or formerly of Alfred Shoemaker; running thence westerly along Alfred Shoemaker to a corner with the Ridgebury-Athens Township line; running thence southerly along the said Township line to a corner in lands formerly of Kane, now or formerly of Ford; running thence westerly along Ford lands and lands now or formerly of John G. Vetter to a corner with lands now or formerly of Harry K. Crandall Estate; running thence westerly and northwesterly along Crandall lands and lands now or formerly of Clarence Halstead to a corner in lands now or formerly of Harry Crandall Estate; running thence Easterly along said Crandall lands to the place of beginning.

LOT NO. 2: BEGINNING at a point in the center line of State Highway 08068 at its intersection with the Northeast line of lands formerly of the Delaware and Lackawanna Railroad Company; running thence along the center line of State Highway 08068 South 80 degrees 31 minutes 55 seconds East 850.93 feet to a pin for a corner; running thence South through a pin along lands now or formerly of Marion Minturn and Jack DeWitt South 5 degrees 19 minutes 47 seconds West 284.82 feet to a pin for a corner; running thence North 80 degrees 37 minutes 52 seconds West 589.92 feet along lands now or formerly of Philip Austin, a meandering fence to a pin for a corner; running thence along lands formerly of Delaware and Lackawanna Railroad Company North 35 degrees 10 minutes 29 seconds West 400.70 feet through a pin to the point and place of beginning, containing 4.71 acres of land, strict measure.

EXCEPTING AND RESERVING 2 parcels of land, the first containing 6.36 acres and the second containing 4.71 acres conveyed by Larry F. Green and Mary E. Green, his wife to Carol Pertnoy by deed dated March 28, 1994 and recorded March 31,

BRADFORD COUNTY LAW JOURNAL

1994 in Bradford County Record Book 286 at page 667.

ALSO EXCEPTING AND RESERVING a parcel of land containing 1.99 acres conveyed by Larry F. Green and Mary E. Green, his wife to John R. Carter and Lisa A. Carter, his wife by deed dated August 8, 1996 and recorded August 12, 1996 in Bradford County Record Book 366 at page 1065.

1. ALL THAT CERTAIN LOT, piece or parcel of land situate and being in the TOWNSHIP OF ATHENS, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

On the North by State Route 4024, the Centerville Road; on the East by lands of Carol Pertnoy (by conveyance recorded at 286 Record Book 667); on the South by lands of Alfred Shoemaker, now or formerly; on the West by the Stone Lick Creek.

Containing 4.4 acres, on which is erected a home.

2. ALL THAT CERTAIN LOT, piece or parcel of land situate and being in the TOWNSHIP OF ATHENS, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

On the South by State Route 4024, the Centerville Road; on the West by lands of Clinton Berry, now or formerly; on the North by lands conveyed to Harry Crandall by Deed recorded in Deed Book 301 at page 516, now or formerly; on the East by the Stone Lick Creek.

Containing 15 acres, more or less.

3. ALL THAT CERTAIN LOT, piece or parcel of land situate and being in the TOWNSHIP OF ATHENS, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

On the South by State Route 4024, the Centerville Road; on the East by the Stone Lick Creek; on the North by lands of Croudall, now or formerly; on the East by The Wellsburg To Wilawana Road,

Containing 33 acres, more or less.

4. ALL THAT CERTAIN LOT, piece or parcel of land situate and being in the TOWNSHIP OF ATHENS, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

On the North by State Route 4024, the Centerville Road; on the East and South by the Stone Lick Creek, the boundary of lands of Meikle and Ganley, now or formerly (Deed Reference in Meikle, et al at Deed Book 667 at page 127); on the West by lands of Baglini, formerly Carter, (reference into Carter, Bradford Record Book 108 at page 485).

Containing 5 acres, more or less.

AND ALSO, 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.

TITLE TO SAID PREMISES VESTED IN Freeman E. Stephens, by Deed from Larry F. Green and Mary E. Green, his wife, dated 08/24/2006, recorded 10/04/2006 in Instrument Number 200612852.

Tax Parcel: 09-005.00-105-000-000.

Premises Being: 5270 CENTERVILLE ROAD, SAYRE, PA 18840-9212.

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.

Seized and taken into execution at the suit of REOCO INC. vs. FREEMAN STEPHENS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 7, 2013

Aug. 6, 13, 20

BRADFORD COUNTY LAW JOURNAL

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 Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 28, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain parcel of land and improvements therein situate in the Borough of Wyalusing, County of Bradford, and Commonwealth of Pennsylvania, and designated as Parcel No. 60-114.04-042 and more fully described in a Deed dated June 14, 2002 and recorded June 21, 2002 in Bradford County in Deed Instrument Number 200207954, granted and conveyed unto Michael J. Walline, a single person.

UNDER AND SUBJECT to the ultimate width of right of way of any public highways, roads, or street, 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.

BEING the same premises which became vested in Michael Jayne, and April M. Jayne, by deed of Michael J. Walline, single, dated May 9, 2007 and recorded contemporaneously herewith in the Office of the Recorder of Deeds in and for Bradford County.

ALSO DESCRIBED AS:

All that certain lot, piece or parcel of land situate, lying and being in the Borough of Wyalusing, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the West side of Senate Street at the South East corner of Mrs. Hibbard's lot, now or formerly; thence along Mrs. Hibbard's line, now or formerly, South 60 degrees West eighty and 5/10 (80-5/10) feet to an iron pin at corner of Ned Allis' lot, now or formerly; thence along said Allis lot, now or formerly, South 60 degrees East seven (7) perches to line of First Street;

thence along First Street, North 60 degrees East eighty and 5/10 (80-5/10) feet to corner on West line to Senate Street; thence along Senate Street seven (7) perches to place of beginning.

CONTAINING 1/4 of an acre of land, be the same more or less.

TAX PARCEL #:60-114.04-042.

BEING KNOWN AS: 200 First Street, Wyalusing, PA 18853.

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.

Seized and taken into execution at the suit of GREEN TREE CONSUMER vs. MICHAEL JAYNE & APRIL JAYNE.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 7, 2013

Aug. 6, 13, 20

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 Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 28, 2013 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, situate and being in the Borough of Towanda, County of Bradford, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the south line of Huston Street 50 feet east of the southeast corner of Huston and Fourth Streets; thence along the south line of Huston Street easterly 50 feet to a corner of the lot formerly belonging to Mrs. Huston, later to Mrs. John Lusch, now or formerly of Mrs.

William Shaw; thence southwardly along the west line of said lot 192 feet to a point in lands formerly of Charlotte H. Stevens, now an alley; thence westwardly along lands formerly of Charlotte H. Stevens, now an alley, 50 feet to a point in the east line of lands formerly of Rodney Smiley, now of Thomas J. Walsh et ux, 192 feet southerly from the south line of Huston Street; thence along the east line of the said Smiley lot northwardly 192 feet to the south line of Huston Street to the place of beginning.

Excepting and reserving a lot of land granted to Charles J. Newbury and Nancy A. Newbury by deed from John H. McCarthy and Judith F. McCarthy, dated May 08, 1984 and recorded May 09, 1984 to Bradford County Deed Book 695, Page 108.

TITLE TO SAID PREMISES IS VESTED IN Samatha J. Daniels, by Deed from Doreen Secor and Diane Place, Co-Executrix of the Estate of Judith F. McCarthy, deceased, dated 10/14/2008, recorded date 10/24/2008, Instrument# 200817995.

Tax Parcel: 49-086.01-045-000.000-0.083.

Premises being: 110 N 4TH STREET aka 25 1/2 HUSTON STREET, TOWANDA, PA 18848-1320.

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.

Seized and taken into execution at the suit of BANK OF AMERICA vs. SAMANTHA DANIELS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 7, 2013

Aug. 6, 13, 20

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 Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 28, 2013 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, with the buildings and improvements thereon erected, situate, lying and being in Ridgebury Township, in the County of Bradford, Commonwealth of PA: bounded and described as follows:

Parcel No. 1: Beginning at a point in the center of State Highway being the Northwest corner of the lot herein described and the Southeast corner of a lot now owned by Olin B. Wood; thence South 83 degrees East 304 feet along lands of Olin B. Wood to a point for a corner; thence South 20 degrees West 87 feet to a point for a corner; thence North 85 degrees West 313 feet to a point on the center line of the aforesaid highway; thence North 23 degrees East 100 feet along the center line of said highway to the place of beginning.

Containing 27,300 square feet and being Lot No. 3 on that certain survey made by George K. Jones, Bradford County Surveyor, dated August 15, 1966 being Survey No. 5427.

Excepting and reserving from the above described property the following parcel of land.:

Beginning at a point in the center of State Highway No. 08059 where the lands of Olin B. Wood et ux, and William M. Wood et ux, come together; thence South 76 degrees 04 minutes East 134.8 feet to a point; thence North 85 degrees West 140 feet to a point in the center of said State Highway No. 08059; thence along the center line of said State

BRADFORD COUNTY LAW JOURNAL

Highway North 23 degrees East 22 feet to the point and place of beginning. Containing 1,455 square feet of land.

Parcel No. 2:

Beginning at a point in the center of Bucks Creek where the lands of William M. Wood et ux. and Olin B. Wood et ux. come together; thence North 76 degrees 04 minutes West 135 feet to a point; thence South 85; East 173 feet to a point in the center of line of Bucks Creek; thence along the center of said Bucks Creek South 46 degrees 30 minutes West 32 feet to the point and place of beginning. Containing 2,064 square feet.

Parcel No 3:

Beginning the Southwest corner of lands of Allen John Smith, et ux; thence South 77 degrees 30 minutes East 260 feet along lands of Allen John Smith, et ux. to a point for a corner; thence South 11 minutes West 171 feet to a point for a corner; thence North 83 degrees West 304 feet through an iron pin to the point in the center of the State Highway; thence North 23 degrees East along the center line of said State Highway 200 feet to the place of beginning.

Being Lot No. 2 as the same appears on a certain survey made by George K. Jones, Bradford County Surveyor, dated August 15, 1966 and being a part of an approved subdivision and subject to the set backs as the same appear on the aforesaid survey and further being Lot No. 2 and containing 51,000 square feet on the aforesaid survey.

Excepting and reserving from the above described property the following parcel of land:

Beginning at a point in the center line of State Highway No. 08059 where the lands of the Grantors and John Smith come together; thence South 77 degrees 30 minutes East 260 feet to a point in Bucks Creek; thence South 11 degrees West 171 feet to another point in Bucks Creek; thence North 72 degrees 54 minutes West 293 feet to another point in the center line of State Highway No. 08059; thence following the

center line of said State Highway North 23 degrees East 150 feet to the point and place of beginning. Containing 44,063 square feet.

Being and intending to describe the lot marked Olin Wood 44,063 square feet on survey made by George K. Jones Bradford County Surveyor, dated August 15, 1966 and May 27, 1970 in Bradford County Deed Book 603 at page 444.

TITLE TO SAID PREMISES IS VESTED by Specialty Warranty Deed, dated 7/28/1999, given by Gregory D. Field and Sara E. Field, his wife to Brian A. Stage, his heirs and assigns and recorded 8/12/1999 Instrument #199908868. Mortgagor Brian Alan Stage died on 12/3/2008 and Colleen J. Cotter was appointed Administratrix of his estate. Letters of Administration were granted to her on 12/30/2008 by the Register of Wills of Bradford County, No. 0809-0003. Decedent's surviving heirs at law next-of-kin are Colleen J. Cotter and Kyle Stage.

Tax Parcel: 30-017.04-053.

Premises Being: RR 1 BOX 2405, a/k/a 3536 BUCKS CREEK ROAD, GILLETT, PA 16925-8802

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.

Seized and taken into execution at the suit of U.S. BANK NATIONAL ASSOCIATION vs. COLLEEN COTTER & KYLE STAGE.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

August 7, 2013

Aug. 6, 13, 20

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 Sale at the Bradford County Courthouse in Towanda, PA on

BRADFORD COUNTY LAW JOURNAL

Wednesday, August 28, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

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

IN ORDER TO REACH the beginning point for the property described in this deed, begin at a point in the center line of Township Road T 883 (Parsons Hill Road), opposite a found pin set near the western edge of said Township Road, where the lands of Chad Bagley and Clyde and Vicky Gardner come together; thence follow the center line of T 883 South 27° 25' 22" West 165.96 feet to another point in the center line of T 883, which is the BEGINNING point for the property described in this deed; thence leave the center line of Township Road T 883 and go South 51° 23' 27" East 245.66 feet through a pin and a utility pole and on to a second pin for a corner; thence South 43° 44' 23" West 327.63 feet to a pin for a corner; thence South 82° 52' 42" West 153.60 feet to a pin for a corner; thence North 81° 44' 20" West 123.00 feet through a pin and on to a point in the center line of T 883 for a corner; thence follow the center line of said Township Road the following four (4) courses and distances: North 62° 30' 42" East 55.64 feet; thence North 43° 47' 55" East 111.65 feet; thence North 37° 33' 54" East 117.43 feet; thence North 29° 58' 29" East 221.14 feet to another point in the center line of Township Road T 883, which is the point and place of beginning.

CONTAINING 1.951 acres.

BEING AND INTENDING to describe Lot 1, 1.951 acres on Subdivision of lands of Clyde C. and Vicky C. Gardner, survey by MillStone Surveying, John W. Ward, Registered Surveyor, and which survey was dated December 21, 2000 and being Map No. C-302. Said subdivision was approved by the Bradford County Planning Commission on March 12, 2001 and assigned office File Number 2001-023.

ALSO BEING part of the same lands conveyed by William F. Dilger, Jr. and Avril M. Dilger, his wife, to Clyde C. Gardner and Vicky C. Gardner, his wife, by deed dated June 29, 1959 and recorded July 2, 1999 as Bradford County Instrument Number 199907110.

BEING the same premises which Vicky C. Gardner, attorney in fact for Clyde C. Gardner and Vicky C. Gardner, his wife, by Deed dated October 29, 2001 and recorded January 15, 2002 in the Office of the Recorder of Deeds in and for Bradford County in instrument no. 200200566, granted and conveyed unto Kevin Barnes and Melody Barnes, his wife.

PARCEL 16-128.00-028-001-000.

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.

Seized and taken into execution at the suit of U.S. BANK N.A. vs. KEVIN BARNES & MELODY BARNES.

Clinton J. Walters, Sheriff
Sheriff's Office

Towanda, PA
August 7, 2013

Aug. 6, 13, 20

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 Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 28, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL that certain tract, piece or parcel of land situated in the Borough of Sayre, (formerly Athens Township), Bradford County, State of Pennsylvania, bounded and described as follows, viz:

BRADFORD COUNTY LAW JOURNAL

BEGINNING at a point fifteen and one-tenth (15.1) feet South 81 1/4 degrees East of the Northeast corner of the garden and yard of Cyril Buffington, now or formerly; Running thence South 18 degrees West parallel with the centre of the Athens and Milltown Road (now Hopkins Street) seventy six and two-tenths (76.2) feet to a corner; Thence along the center line of an Evergreen hedge North 72 1/2 degrees West one hundred and seventy-five and five-tenths (175.5) feet to a corner; Thence North 17 degrees 20 minutes East forty nine and seven-tenths (49.7) feet to a stake; Thence South 81 1/4 degrees East one hundred and seventy eight and one-tenth (178.1) feet to the place of beginning; Containing one-quarter of an acre of land, more or less;

ALSO ALL that certain other lot, piece or parcel of land situated in the Borough of Sayre aforesaid, bounded and described as follows, vis:

BEGINNING at the Southwest corner of land conveyed to Cyril Buffington by Hawley Tozer and wife by deed recorded in Bradford County Recorder's Office in Deed Book No. 171, page 288; Running thence northerly along the West line of said lot forty nine and seven-tenths (49.7) feet to the South line of land conveyed to Cyril Buffington by Hawley Tozer and wife by Deed recorded in Bradford County Recorder's Office in Deed Book No. 185, page 413; Thence along said line westerly fifty seven (57) feet to the East line of Hawley Tozer Land; Thence southerly along said East line forty-nine and seven-tenths (49.7) feet to the land of said Tozer; Thence easterly about fifty seven (57) feet to the place of beginning; Said point being at the West end of an Evergreen hedge as it now stands, or did stand in January, 1902.

The premises herein conveyed and above described are further described more specifically according to survey made by George K. Jones, then County Surveyor, dated May 19, 1967 and being shown on Map No. 6141, as follows:

BEGINNING at an iron pin in the west line of North Hopkins Street at the northeast corner of lands now or formerly of Francis Kennedy, thence along Kennedy's north line North 69 degrees 8 minutes West a distance of 158.6 feet to an iron pin; thence continuing along Kennedy's north line North 74 degrees 15 minutes West a distance of 57 feet to an iron pin in the east line of lands now or formerly of Thomas Keir; thence along Keir's east line North 12 degrees 40 minutes East a distance of 49.7 feet to an iron pin at the southwest corner of lands now or formerly of Carl Etshman; thence along Etshman's south line South 74 degrees 45 minutes East a distance of 57 feet to an iron pin; thence continuing along Etshman's south line South 78 degrees East a distance of 163 feet to an iron pin in the west line of North Hopkins Street; thence along the west line of North Hopkins Street South 21 degrees 16 minutes West a distance of 74.9 feet to an iron pin, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles T. Hogan and Penny E. Hogan from Eugenia M. Skinkle, executrix of the last will and testament of Charles S. Skinkle, by Executor Deed, dated 01/13/1995 and recorded 01/17/1995 in Book 0313 Page 0925.

Tax Parcel: 34-007.12-181.

Premises Being: 107 HOPKINS STREET, SAYRE, PA 18840-1707.

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.

Seized and taken into execution at the suit of THE BANK OF NEW YORK MELLON TRUST COMPANY vs. CHARLES T. HOGAN (ET AL.) & PENNY E. HOGAN.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 7, 2013

Aug. 6, 13, 20

BRADFORD COUNTY LAW JOURNAL

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 Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 28, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

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

TO determine the point and place of beginning, begin at a point on the centerline of Legislative Route No. 08146 where the lands of the Grantors meet the lands of Manley Voorhees, Jr.; thence in a southeasterly direction along the centerline of said road 32 rods to the point and place of beginning; thence in a northeasterly direction through the lands of the Grantors 11 rods to an iron pin for a corner; thence in a southeasterly direction still through the lands of the Grantors 18 rods to an iron pin for a corner; thence in a southwesterly direction still through the same 9 rods to a point in the center of a creek; thence in a westerly direction along the center of the creek to a point on the centerline of Legislative Route No.

08146; thence in a northwesterly direction along the centerline of said Legislative Route 17 rods to the point and place of beginning.

BEING the same property conveyed by Archie Peterson a/k/a Archie Lyman Peterson and Catherine E. Peterson, his wife, to Richard H. Peterson and Jacquelyn L. Peterson, his wife, by deed dated August 15, 1975 and recorded in Bradford County Deed Book 636 at page 599 on August 22, 1975. Richard H. Peterson having died on May 20, 2011, title vested in Jacquelyn L. Peterson's name alone.

The address of the property being 2126 Bird Creek Road, Gillett, PA 16925.

Property Assessment No. 57-002.00-017-000-000.

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.

Seized and taken into execution at the suit of FIRST CITIZENS COMMUNITY BANK vs. JACQUELYN L. PETERSON. Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 7, 2013

Aug. 6, 13, 20