

Bradford County Law Journal

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The Court: The Honorable Maureen T. Beirne, President Judge
 The Honorable Evan S. Williams, III, Judge

Editors: Albert C. Ondrey, Esquire, Chairman
 Daniel J. Barrett, Esquire
 Deborah Barr, Esquire
 Frances W. Crouse, Esquire

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Bradford County Law Journal

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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.

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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

Coleman, Carl F. a/k/a Carl Coleman

Late of Sayre Borough (died October 26, 2016)

Executrix: Judy Fagner, 424 Church Street, Athens, PA 18810

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

Cowles, Joan M.

Late of Bradford County

Executor: John Christopher Cowles 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

Duffy, Linda

Late of Bradford County (died November 22, 2016)

Executor: David J. Duffy c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Lewis, Edna M.

Late of Sayre Borough (died November 21, 2016)

Executrix: Rose M. Powers c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

Morgan, Rosanne A.

Late of Canton Township (died November 9, 2016)

Executor: Mitchell Roland Morgan, 700 Schell Road, Turbotville, PA 17772

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

Seelye, Jeffrey G.

Late of Sylvania Borough (died March 28, 2016)

Administratrix: Catherine J. Seelye, 2434 Sylvania Road, Troy, PA 16947

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

Smith, Lawrence G.

Late of Sayre Borough (died October 21, 2016)

Administratrix: Mrs. Lesley Lantz, 720 North Wilbur Avenue, Sayre, PA 18840

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

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Act of Assembly No. 295, approved December 2, 1982, P.L. 1309, of filing in the office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on January 4, 2017, a Fictitious Name Registration for the conduct of business in Pennsylvania under the assumed or fictitious name, style or designation of:

YANUZZI'S RESTAURANT

with its principal place of business at: 233-235 Desmond Street, Sayre, Pennsylvania

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18840. The entity and address interested in said business are: Yanuzzi's Inc., 233-235 Desmond Street, Sayre, Pennsylvania 18840. LANDY & ROSSETTIE, PLLC
228 Desmond Street
P.O. Box 206
Sayre, PA 18840-0206
(570) 888-7753

Jan. 10

**MISCELLANEOUS LEGAL
NOTICE**

IN THE COURT OF
COMMON PLEAS OF BRADFORD
COUNTY, PENNSYLVANIA,
ORPHANS' COURT DIVISION

NO. 21 ADOPT 2016

IN RE: ADOPTION OF LEJARIEZ
LAMAR WILLIAM ACLA-SOREY

NOTICE TO: JAREL LAMAR SOREY

You have been named as a Respondent in an action instituted by the Petitioners against you in this court. Specifically, a petition has been filed asking the court to put an end to all rights you have to your child, Lejariez Lamar William Acla-Sorey, born January 19, 2010 (Petition for Involuntary Termination of Parental Rights). The court has set a hearing to consider ending your rights to your child. That hearing will be held on March 3, 2017, at 9:00 o'clock a.m., in Courtroom No. 2 at the Bradford County Courthouse, Towanda, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one,

go to or telephone the office set forth below to find out where you can get legal help.

PROTHONOTARY
Bradford County Courthouse
301 Main Street
Towanda, PA 18848
(570) 265-1705

This is published pursuant to Special Order of Court dated December 27, 2016.

Counsel for the Petitioners is:
J. WESLEY KOCSIS, ESQUIRE
KOCSIS LAW OFFICE
180 North Elmira Street
Athens, PA 18810
(570) 888-7709

Jan. 10

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, January 25, 2017 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, lying and being in the Borough of Athens, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the south line of Paine Street at the northeast corner of lot of Arthur Moon, now or formerly; running thence southerly along the east line of said Moon lot, now or formerly, to the lands of VanLoan, now or formerly; thence easterly along said VanLoan's north line, now or formerly, and lands of Curtiss, now or formerly, to the northwest corner of the Universalist Church lot, about 102 feet; thence northerly on a line parallel with said Moon's east line to the

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south line of Paine Street; thence westerly along the south line of said street about 102 feet to the point and place of beginning. With a frame dwelling house, outbuilding and fruit trees thereon.

EXCEPTING AND RESERVING from the parcel above described a certain parcel of land conveyed by deed dated May 08, 1934, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, in Deed Book 387 at Page 197. By reason of the above exception and reservation, the property conveyed in this deed is 52 feet in frontage of Paine Street and about 80 feet in depth, be the same more or less.

BEING and intending to describe and convey the same premises conveyed to Dennis M. Daniels and Carol Daniels, husband and wife, from Charles Daniels and Gertrude Mae Daniels, his wife, by deed dated March 29, 1968, and recorded April 15, 1968 in Bradford County Deed Book 588 at Page 334.

ALL that certain lot, piece or parcel of land situate and being in the Borough of Athens, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the South line of Paine Street, said beginning point being the Northeast corner of the premises herein described; said beginning point also being the Northwest corner of lands now or formerly of Dennis and Carol Daniels; thence along the west line of lands now or formerly of Dennis and Carol Daniels South 5 degrees 00 minute East 92.35 feet to an iron pin in line of lands now or formerly of Frank and Eleanor Campbell; thence along the North line of lands now or formerly of Frank and Eleanor Campbell and lands now or formerly of Marjorie Dibble South 83 degrees 00 minute West 50 feet to an iron pin in line of lands now or formerly of Bessie and Harold Egbert; thence along the line

of lands of said Bessie and Harold Egbert North 5 degrees 00 minute West 94.1 feet to an iron pin in the South line of Paine Street; thence along the South line of Paine Street North 85 degrees 00 minute East 50 feet to an iron pin and the place of beginning. CONTAINING 4,660.12 square feet of land.

BEING the same premises surveyed by Leonard T. Carver, Licensed Land Surveyor, on October 3, 1974.

BEING the same premises conveyed to Dennis M. Daniels and Carol L. Daniels, his wife, by deed of the Redevelopment Authority of The County of Bradford dated December 2, 1975 and recorded December 9, 1975 in Bradford County Deed Book 638 at page 607.

TITLE TO SAID PREMISES IS VESTED IN Joseph R. Rought, by Deed from The Estate of Carol L. Daniels and Daniels Tracy Grohol, Testatrix, by her Power of Attorney, Michael Dinich, dated 10/29/2004, recorded 11/02/2004 in Instrument Number 200414351.

Tax Parcel: 06-020.14-337-000-000, 06-020.14-338-000-000.

Premises Being: 111 Paine Street, Athens, PA 18810-1131.

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. JOSEPH ROUGHT.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Jan. 4, 2017

Jan. 3, 10, 17

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Brad-

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ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land in Ulster Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway 08075, at the common intersection point of other lands now or formerly of Glen Atwood, said point being the northwest corner of the lands herein about to be conveyed; thence in an easterly direction approximately 300 feet more or less to an iron pin; thence South 6° West 300 feet more or less to a point in the center of said State Highway 08075; thence in a northwesterly direction along the center of said highway approximately 400 feet more or less to a point in said highway, being the point and place of beginning.

The above described parcel of real estate being a triangular piece of land.

TITLE TO SAID PREMISES IS VESTED IN Chase M. Feigles and Melissa J. Feigles, h/w, by Deed from Melissa J. Fletcher, f/k/a Melissa J. Renninger n/b/m Melissa J. Feigles, dated 10/23/2014, recorded 11/05/2014, Instrument No. 201423865.

Tax Parcel: 55-072-00-150.

Premises Being: 3003 Saco Road, Ulster, PA 18850-7999.

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 HOMESTEAD FUNDING CORP.

vs. CHASE FEIGLES & MELISSA FEIGLES.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 3, 10, 17

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, January 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

All that Certain lot, piece or parcel of land, lying and being in Sayre Borough, Bradford County, Pennsylvania, bounded and described as follows:

Beginning in the centre line of Packer Avenue (formerly Eleventh Street) at a point 170 feet westerly from its intersection with the center line of Elmer Avenue; thence running westerly along the center line of Packer Avenue 50 feet to the southeast corner of a lot owned by Rodney Stedje; thence northerly along said Stedje lot at right angles with Packer Avenue 205 feet to a corner; thence easterly and parallel with Packer Avenue 50 feet to a corner; thence southerly and at right angles with Packer Avenue 205 feet to the place of beginning.

Property Address: 206 West Packer Avenue, Sayre, PA 18840.

Tax Parcel No.: 33020.22275000000.

Being the same premises Thomas R. Downey and Ruth F. Downey, his wife by Deed dated June 30, 1983 and recorded June 30, 1983 in Book: 689, Page: 765 in the Office of the Recorder of Deeds in Bradford County granted and conveyed unto Rodney J. Repko and Sharon P. Repko, his wife, as tenants by the entirety.

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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 HSBC BANK, USA vs. SHARON REPKO & RODNEY REPKO.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 3, 10, 17

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, January 25, 2017 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 in Albany Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway Route 08010, a corner of lands now or formerly of Francis J. Murphy; thence along lands now or formerly of Francis James Murphy North 06 degrees West 216 feet to an iron pin corner; thence still along said lands of Murphy North 85 degrees West 201.6 feet to an iron pin corner; thence along other lands of former grantors South 06 degrees East 216 feet to a point in the center line of the aforesaid State Highway; thence Easterly along the center line of said Road 201.6 feet to a spike, the place of beginning.

BEING Property address: RR 1 Box 76C Saymon Road, New Albany, Pennsylvania.

Being the same premises which Jacob E. Boyce and Sadie Calvert, by Deed dated 09/15/2006, recorded 12/11/2006, in the office of the Recorder of Deeds in and for Bradford County, in Instrument # 200615924, conveyed unto Anthony Starzi, Grantee herein.

Parcel No. 02/135.001/85/000 000/.

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 LSF9 MASTER PARTICIPATION TRUST vs. ANTHONY STARZI.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 3, 10, 17

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, January 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT certain lot of land in Sayre Borough, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the east line of N. Hopkins Street three hundred twenty-five (325 feet) feet south of the south line of Tuscarora Street, being the northwest corner of property formerly deeded to Edward and Susie Duggan, and running northerly, bearing north 24 degrees west one hundred (100 feet) feet along the east line of

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N. Hopkins Street to an iron pin; thence easterly and at right angles, bearing north 66 degrees east one hundred sixty-five (165 feet) feet to an iron pin in the west line of property formerly deeded to Vincenzo Petropoly, dated May 1, 1950; thence southerly and at right angles, bearing south 24 degrees east one hundred (100 feet) feet to an iron pin being the northeast corner of the Duggan property; thence westerly and at right angles, bearing south 66 degrees west one hundred sixty-five (165 feet) feet along the north line of the Duggan property to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Henry Flenders and Theresa Flenders, h/w, by Deed from Natalie L. Ball, single, Dated 12/05/2012, Recorded 12/13/2012, Instrument No. 201233392.

Tax Parcel: 34-007.11-001.

Premises Being: 518 North Hopkins Street, Sayre, PA 18840-1818.

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 WELLS FARGO BANK vs. HENRY FLENDERS & THERESA FLENDERS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 3, 10, 17

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, January 25, 2017 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 in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the north-east corner of the Tim Carlton lot, now or formerly, in the west line of River Street; thence westerly along the north line of said Carlton lot 165 feet to the north-west corner of the Carlton lot as it now is; thence southerly along the west line of said Carlton lot, parallel with the west line of River Street 66 feet to a corner in the north line of a lot, now or formerly known as the Donovan lot; thence along said north line westerly 6.5 feet to a corner; thence northerly on a line parallel with the east line of Maple Street and distant 150 feet therefrom 198 feet to the south-west corner of the Hancock lot, now or formerly; thence along the south line of said Hancock lot easterly 178 feet to the west line of River Street; thence along said west line southerly 132 feet to the place of beginning, containing about 1/2 acre of land with the buildings and fruit trees thereon.

TITLE TO SAID PREMISES IS VESTED IN David W. Sands, single, by Deed from Kenneth G. Raupers and Windy Raupers, his wife, Dated 03/27/2008, Recorded 03/31/2008, Instrument No. 200803694.

Tax Parcel: 0602014369000000.

Premises Being: 206 South River Street, Athens, PA 18810-1627.

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.

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Seized and taken into execution at the suit of SPECIALIZED LOAN SERVICING vs. DAVID SANDS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 3, 10, 17

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, January 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LONG LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, piece or parcel of land, situate in the Township of Towanda, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Township Road No. 398, said point being the northeasterly corner of the lands herein conveyed; thence South 28° 15' West through a pin on the southerly edge of said Township Road 106.5 feet along lands now or formerly of Bruce Fowler and across Patton Creek to a point marked by an iron pin, said point being the southeasterly corner of the lands herein conveyed and said point being in line of lands of said Fowler and lands of Charles Jennings, now or formerly; thence North 52° 30' West 101.3 feet along said lands of Jennings to a point marked by an iron pin, said point being the southwesterly corner of the lands herein conveyed; thence North 28° 15' East along other lands of Bruce Fowler, now or formerly, and across said Patton Creek 290.2 feet through a pin on the southerly edge of said Township Road

to a point in the center line of said Township Road, said point being the northwesterly corner of the lands herein conveyed; thence along the said center line South 61°45' East 100.0 feet to a point, the place of beginning.

CONTAINING 0.68 of an acre of land, more or less.

Reference is made to a survey made by John W. Ward, dated September 1, 1979.

BEING AND INTENDING to describe the same premises conveyed from Ronald L. Wood and Claire B. Otis, co-executors of the Estate of Evelyn Wood, to Ronald L. Wood and Barbara K. Wood, his wife, by deed dated September 4, 2002 and recorded in the Bradford County Register and Recorder's Office on October 9, 2002 as Instrument Number 200213027.

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 BAYVIEW LOAN SERVICING vs. RONALD WOOD & BARBARA WOOD.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 3, 10, 17

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, January 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain lots, piece or parcel of land situate, lying and being in the Township

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of Franklin, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NUMBER 18-097.00-014-000-000

LOT NO. 1:

BEGINNING at a point for a corner in the North line of lands of Ronald Dodge Estate, said point marking the Southeast corner of the parcel of land about to be described and the Southwest corner of lands of Albert Cunfer and Grantees herein; proceeding thence in the North line of said Dodge Estate South $83^{\circ} 23' 45''$ West 730.95 feet to a pin for a corner marking the Southwest corner of the within described parcel of land and a Southeast corner of lands formerly owned by Terry Williams, and now by the Grantees herein; proceeding thence along the East line of land of said Terry Williams formerly North $13^{\circ} 20' 11''$ West 4,112.35 feet, crossing Township Road No. 373 and thence along a hedgerow and fence line still in the East line of said Williams formerly to a pin for a corner marking the Northwest corner of the within described parcel of land, the Northeast corner of said Williams land formerly and being in the Southwest corner of lands now or formerly of Clarence Williams; proceeding thence along a meandering fence line in the South line of said Clarence Williams, now or formerly, North $76^{\circ} 20' 47''$ East 711.84 feet to a pin for a corner marking the Northeast corner of the within described parcel of land the Southeast corner of said Clarence Williams, now or formerly, and being in the West line of lands of Albert Cunfer; proceeding thence along a hedgerow and fence line in the West line of said Cunfer, South $13^{\circ} 31' 42''$ East 4202.01 feet crossing Township Road No. 373 and thence along the West line of said Cunfer and Grantees herein to a pin for a corner, the place of beginning.

CONTAINING 68.6 acres of land, more or less, as per plat of survey No. 10624-1 by George K. Jones & Associates dated 8/5/85.

LOT NO. 2:

BEGINNING at a point for a corner in or near the center of State Highway Route NO. 414, said point marking the Northeast corner of the within described parcel of land, the Southeast corner of lands of Edward Allen, now or formerly, and being in the West line of lands of Charles Gaudio, now or formerly; proceeding thence through a pin situate on the Southerly edge of said State Highway and thence along a meandering fence line in the West line of said Gaudio, now or formerly, South $5^{\circ} 6' 30''$ West 772.9 feet to a point in the bed of Towanda Creek for a corner marking the Southeast corner of the within described parcel of land, the Southwest corner of said Gaudio, now or formerly, and being in the North line of lands of Timothy Bailey, now or formerly; proceeding thence along the bed of said creek in the North line of Timothy Bailey, now or formerly; proceeding thence along the bed of said creek in the North line of said Baily and of Clifford Knowles, South $64^{\circ} 56' 22''$ West 989.48 feet to a point in the bed of said creek where Township Road No. 350 is right across said creek over a bridge; proceeding thence still in the south line of the within described parcel of land, and in the North line of lands of Keith Slocum and William Milarta, South $75^{\circ} 06' 06''$ West 371.94 feet to a point and thence along the North line of said Milarta and Charles Kier, South 86° West 858 feet to a pin, thence along the North line of said Kier and of Donald Harkness, North $61^{\circ} 45'$ West 759 feet to a pin for a corner marking the Southwest corner of the within described parcel of land and an interior angle of said Harkness lands; thence along an East line of said Harkness North $1^{\circ} 15'$ East 237.6 feet to a pin for a corner marking an interior angle of the within described parcel of land and a Northeast corner of said Harkness; proceeding thence along a North line of said Harkness North 67° West 660 feet to a pin for a corner marking an-

other Southwest corner of the within described parcel of land; proceeding thence North 3° 30' West 189.75 feet to a pin for a corner marking a Northwest corner of the within described parcel of land and being in the South line of lands of Albert Crayton, now or formerly; proceeding thence along the South line of said Crayton, South 72° 15' East 663.3 feet to a point for a corner in the bed of State Highway Route No. 414 marking an Interior angle of the within described parcel of land and a Southeast corner of said Crayton, now or formerly, proceeding thence through a pin situate in the Northerly edge of said State Highway and thence along a fence line and hedgerow in the East line of said Crayton, North 5° 44' 39" East 1712.86 feet to a pin for a corner in a corner and hedgerows marking the Northwest corner of the within described parcel of land and the Southwest corner of lands of John Morse, now or formerly; proceeding thence along a hedgerow and fence line in the South line of said Morse, now or formerly, North 75° 12' 55" East 2,119.48 feet through a pin situate in the Westerly edge of Township Road No. 350 to a point in or near the center of said Township Road for a corner marking the Northeast corner of the within described parcel of land; proceeding thence along the bed of said Township Road, in or near the center thereof, and in the West line of lands of John Morse, now or formerly, South 11° 30' 16" East 229.99 feet to a point; South 7° 59' 32" East 177.70 feet to a point, South 2° 34' 1" East 148.39 feet to a point, South 5° 11' 46" West 125.93 feet to a point, and South 14° 46' 52" West 136.53 feet to a point for a corner in or near the center of said Township Road marking an interior angle of the within described parcel of land and a Southwest corner of said John Morse, now or formerly; proceeding thence along a South line of said Morse, now or formerly, North 83° 53' 56" East 678.15 feet to a pin for a corner marking a Northeast corner of the

within described parcel of land and being in the West line of lands of Charles Gaudioso, now or formerly; proceeding thence along a meandering fence line in the West line of said Gaudioso, South 5° 34' 13" West 578.7 feet to a found pin marking the Southeast corner of lands of Edward Allen, now or formerly; proceeding thence partially along a meandering fence line in the North line of said Allen, South 88° 1' 40" West 736.34 feet through a found in situate in the Easterly edge of said Township Road NO. 350 to a point in or near the center thereof for a corner marking an interior angle of the within described parcel of land an a Northwest corner of said Allen, now or formerly, proceeding thence along the course of said Township Road No. 350, in or near the center thereof, South 8° 44' 30" East 106.11 feet to a point, South 23° 17' 07" East 96.96 feet to a point, South 38° 13' 59" East 139.91 feet to a point, South 59° 43' 24" East 125.06 feet to a point, South 44° 29' 59" East 52.44 feet to a point, South 27° 55' 24" East 29 feet to a point, South 19° 22' 6" East 54.65 feet to a point for a corner in or near the center of the intersection of said Township Road No. 350 with said State Highway Route No. 414, said point marking also the Southwest corner of said Edward Allen, now or formerly and being another interior angle of the within described parcel of land; near the center thereof, North 78° 47' 08" East 387.19 feet to a point for a corner, the place of beginning.

CONTAINING 156.6 acres of land, more or less, as per plat of Survey No. 10624 by George K. Jones & Associates dated 8/5/85.

EXCEPTING AND RESERVING from the above described parcel of land a lot presently owned by James Crayton, the beginning point of which lot description is situate North 50° 13' 39" West 65.3 feet from a point in the North line of lands of William Milarta, said point in the Milarta North line being situate South 75° 06' West 371.94 feet

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from the point in the boundary of the above described parcel of land situate in the center of the bridge leading from Township Road No. 350 across Towanda Creek, said point of beginning of the James Crayton lot being also in the bed of said Township Road No. 350 at an angle thereof; proceeding thence along the course of said Township Road No. 350, in or near the center thereof, North 10° 10' West 159.69 feet to a point for a corner in or near the center of said Township Road; proceeding thence through a found pin to the Easterly edge of said Township Road and along the North line of said Crayton lot, North 79° 44' 31" East 185.75 feet to a found pin for a corner marking the Northeast corner of said lot; thence South 09° 32' 17" East 150.5 feet through a found pin situate in the Northerly edge of said Township Road No. 350 to a point in or near the center thereof for a corner marking the Southeast corner of the within described lot; proceeding thence along the course of said Township Road, in or near the center thereof, South 71° 13' West 120 feet to a point and South 87° 13' West 66 feet to a point for a corner, the place of beginning. This lot is not included in the 156.6 acres above recited.

ALSO EXCEPTING AND RESERVING, however, from the above described parcel, a 68.5 acre lot of land conveyed to Joseph P. Page, Jr., and Christine M. Page, his wife, by deed dated April 4, 2001 and recorded May 9, 2001 as Bradford County Instrument Number 200104733.

ALSO EXCEPTING AND RESERVING, however, from the above described parcel, a 9.07 acre lot of land conveyed to Michael O'Connor and Melissa O'Connor, his wife, by deed dated January 4, 2000 and recorded January 18, 2000 as Bradford County Instrument Number 200000400.

ALSO EXCEPTING AND RESERVING a certain right of way unto Claverack Rural Electric Cooperative, Inc., said right-

of-way dated August 11, 2000 and recorded August 28, 2000 as Bradford County Instrument Number 2000007950.

BEING the same lands conveyed by Flora O'Connell, by her Attorney-in-Fact, Joel Crayton, to Angelo Sandroni and Hilda Sandroni, his wife by deed dated July 14, 2000 and recorded November 2, 2001 as Bradford County Instrument Number 200113291.

PARCEL NUMBER 18-097.00-012-000-000

LOT NO. 1:

BEGINNING at a pine stump on the public highway on Towanda Creek, leading from Canton to Towanda, being the south-east corner of lands of S. Lattimer, thence North 1 1/4 degrees east 118 perches, thence North 16 1/2 degrees West 56 perches to a post on line of lands of William Crayton, thence North 72 1/2 degrees East 71.9 perches to a post on line of William Crayton's lands and corner of W.S. Wilcox lands, thence South 7 degrees East 191.3 perches to the Towanda Creek Road, thence South 14 1/2 degrees East 46.7 perches along the road to a corner on Towanda Creek, thence South 81 1/2 degrees West 52 perches, thence North 66 1/4 degrees West 46 perches, thence North 3 1/4 degrees West 14.4 perches to a corner, thence North 71 1/2 degrees West 40 perches to a corner, thence North 1 degree West 11.5 perches to a corner in the middle of a branch of the Towanda Creek, that formed an island, thence South 76 3/4 degrees East 40.2 perches to the place of Beginning.

CONTAINING 105 acres and 150 perches of land, be the same more or less.

EXCEPTING AND RESERVING about 29 acres, more or less, which was heretofore sold and conveyed to Wesley Anderson off the north end of the land herein described.

ALSO EXCEPTING AND RESERVING the strip of land which Harry L. Smith et ux, heretofore sold and conveyed to the

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Pittsburgh, Binghamton and Eastern Railroad Company.

LOT NO. 2:

BEGINNING at a post, the southeast corner of lands of Charles Kunzman, formerly Grant Willey; thence North $16 \frac{3}{4}$ degrees West 249 rods to a post for a corner; thence by lands of Wallace Green, now or formerly, North 73 degrees East 44 rods to a post; being the west line of lands formerly of Mortimer and Mahlon Rockwell, now or formerly Turner and Cox; thence by the same South $16 \frac{3}{4}$ degrees East 253.5 rods to a post on the north line of lands of Paul Dodge, now or formerly, formerly T.A. Dodge; thence by lands of said Paul Dodge, now or formerly, South 77 degrees West 44.3 rods to the place of Beginning.

CONTAINING 69 acres and 17 perches of land, be the same more or less.

LOT NO. 3:

BEGINNING at an oak post at the southwest corner of said lot and thence North along the highway leading across the Towanda Creek 9 rods and 6 feet to a stake across the highway leading from Towanda to Canton; thence East along said highway 45 rods $7 \frac{1}{2}$ feet to an oak post; thence South 12 rods to an oak post; thence West 45 rods and $7 \frac{1}{2}$ feet to the place of Beginning.

CONTAINING 3 acres and $5 \frac{1}{3}$ perches, be the same more or less.

LOT NO. 4:

ON the North by the public highway leading from Towanda to Canton and lands formerly owned by W.S. Wilcox, now or formerly of O.J. and Ethel M. Smith; on the East by lands formerly owned by Jehial Green, now or formerly of Bertha M. And Archie D. Green; on the South by the Towanda Creek; and on the West by the public highway leading from the first mentioned road to Barclay and also the lot formerly owned by W.S. Wilcox, now or formerly of O.J. and Ethel M. Smith, aforesaid.

CONTAINING 23 acres, be the same more or less.

LOT NO. 5:

BOUNDED on the North by lands of Clare Morris, now or formerly; on the East by lands formerly of Floyd Green; on the South by the public highway leading from Franklindale to West Franklin; on the West and Southwest by the public road leading from the first mentioned road to what is commonly known as Crayton Hill.

CONTAINING 10 acres of land, more or less.

LOT NO. 6:

BEGINNING at an oak, corner of lands of J. Green on the north bank of Towanda Creek; thence South $64 \frac{3}{4}$ degrees West 81.6 perches; thence North $14 \frac{1}{4}$ degrees West 46.7 perches along the public highway leading from the bridge to the Towanda Creek road; thence North 7 degrees West 191.8 perches to a post on line of Wm. Crayton's land; thence North $72 \frac{1}{2}$ degrees East 54.3 perches; thence South 9 degrees East 33.5 perches; thence South $14 \frac{3}{4}$ degrees West 27.8 perches; thence South $2 \frac{1}{2}$ degrees West 19 perches; thence South $26 \frac{1}{2}$ degrees East 14.8 perches; thence South 55 degrees East 18 perches; thence North $80 \frac{1}{2}$ degrees East 19.8 perches to a corner on said Towanda Creek road; thence South 3 degrees West 45 perches to the place of Beginning.

CONTAINING 69 acres and 34 perches, be the same more or less of up land that is land lying north of the aforesaid Towanda Creek road leading from Canton to Towanda as aforesaid, and 29 acres and 126 perches of flat lands be the same more or less, that is land lying south of the aforesaid road and between the road and said Towanda Creek.

EXCEPTING AND RESERVING THEREFROM 3 acres conveyed by W.S. Wilcox et ux to G.T. Wilcox by deed dated December 20, 1881 and recorded in Bradford County Deed Book 281 at Page 139.

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ALSO EXCEPTING AND RESERVING 29 acres, 128 perches of land conveyed by W.S. Wilcox et ux to Martin Anderson.

ALSO EXCEPTING AND RESERVING 23 acres of land conveyed by W.S. Wilcox et ux to Benjamin Kuykendall, Jr., by deed dated August 14, 1907, and recorded in Bradford County Deed Book 300 at Page 550.

The land hereby conveyed is now described generally as follows: On the north by lands of Claire Motse, now or formerly; on the East by the road leading from Towanda Creek to Crayton Hill; on the South by the road leading from Towanda to Canton; and on the West by lands now or formerly of Cornelius and Flora O'Connell, and CONTAINING 40 acres of land, more or less.

ALSO EXCEPTING AND RESERVING 6.5 acres as conveyed to Donald Allen et ux by deed dated February 26, 1952, and recorded February 26, 1952 in Bradford County Deed Book 480 at Page 297.

EXCEPTING AND RESERVING from Lot No. 4 herein a small lot conveyed to Arthur Crayton et ux in Deed dated February 26, 1952 and recorded February 27, 1952 in Bradford County Deed Book 480 at Page 423.

ALSO EXCEPTING AND RESERVING that certain life estate reserved to Cornelius O'Connell and Flora O'Connell, his wife, in deed dated October 14, 1983, and recorded in Bradford County Deed Book 691 at Page 850 below recited.

ALSO EXCEPTING AND RESERVING that certain life estate reserved and granted unto Albert Crayton in the deed from Cornelius O'Connell et ux to Grantors herein and recorded in Bradford County Deed Book 691 at Page 850 recited below.

ALSO SUBJECT TO that certain covenant contained in the deed recorded in Bradford County Deed Book 691 at Page

850, by which the Grantees therein covenanted and agreed to pay all real estate taxes, insurance and maintenance on the two houses which are subject to the O'Connell and Crayton life estates above excepted.

The above described parcels are more accurately described in accordance with two (2) surveys prepared by George K. Jones and Associates dated August 5, 1985 as herein recited as follows:

BEGINNING at a point for a corner in the North line of lands of the Ronald Dodge Estate, said point marking the Southeast corner of the parcel of land about to be described and the Southwest corner of lands of Albert Cunfer and Grantees herein; proceeding thence in the North line of said Dodge Estate South 83 degrees 23 minutes 45 seconds West 730.95 feet to a pin for a corner marking the Southwest corner of the within described parcel of land and a Southeast corner of lands formerly owned by Terry Williams and now by the Grantees herein; proceeding thence along the East line of land of said Terry Williams formerly North 13 degrees 20 minutes 11 seconds West 4,112.35 feet, crossing Township Road No. 373 and thence along a hedgerow and fence line still in the East line of said Williams formerly to a pin for a corner marking the Northwest corner of the within described parcel of land, the Northeast corner of said Williams land formerly and being in the Southwest corner of lands now or formerly of Clarence Williams; proceeding thence along a meandering fence line in the South line of said Clarence Williams, now or formerly, North 76 degrees 20 minutes 47 seconds East 711.84 feet to a pin for a corner marking the Northeast corner of the within described parcel of land the Southeast corner of said Clarence Williams, now or formerly, and being in the West line of lands of Albert Cunfer; proceeding thence along a hedgerow and fence line in the West line of said Cunfer, South 13 degrees 31 minutes 42 seconds East

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4202.01 feet crossing Township Road No. 373 and thence along the West line of said Cunfer and Grantees herein to a pin for a corner, the place of Beginning.

CONTAINING 68.6 acres of land, more or less, as per plat of Survey No. 10624-1 by George K. Jones & Associates dated August 5, 1985.

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

BEGINNING at a point for a corner in or near the center of State Highway Route No. 414, said point marking a Northeast corner of the within described parcel of lands, the Southeast corner of lands of Edward Allen, now or formerly, and being in the West line of lands of Charles Gaudio, now or formerly; proceeding thence through a pin situate on the Southerly edge of said State Highway and thence along a meandering fence line in the West line of said Gaudio, now or formerly, South 05 degrees 06 minutes 30 seconds West 772.9 feet to a point in the bed of the within described parcel of land, the Southwest corner of said Gaudio, now or formerly, and being in the North line of lands of Timothy Bailey, now or formerly; proceeding thence along the bed of said creek in the North line of said Bailey and of Clifford Knowles, South 64 degrees 56 minutes 22 seconds West 989.48 feet to a point in the bed of said creek where Township Road No. 350 is right across said creek over a bridge; proceeding thence still in the south line of the within described parcel of land, and in the North line of lands of Keith Slocum and William Milarta, South 75 degrees 06 minutes 06 seconds West 371.94 feet to a point and thence along the North line of said Milarta and Charles Kier, South 86 degrees West 858 feet to a pin, thence along the North line of said Kier and of Donald Harkness, North 61 degrees 45

minutes West 759 feet to a pin for a corner marking a Southwest corner of the within described parcel of land and an interior angle of said Harkness lands; thence along an East line of said Harkness North 1 degree 15 minutes East 237.6 feet to a pin for a corner marking an interior angle of the within described parcel of land and a Northeast corner of said Harkness; proceeding thence along North line of said Harkness North 67 degrees West 660 feet to a pin for a corner marking another Southwest corner of the within described parcel of land; proceeding thence North 3 degrees 30 minutes West 189.75 feet to a pin for a corner marking a Northwest corner of the within described parcel of land and being in the South line of lands of Albert Crayton, now or formerly, proceeding thence along the South line of said Crayton, South 72 degrees 15 minutes East 663.3 feet to a point for a corner in the bed of State Highway Route No. 414 marking an interior angle of the within described parcel of land and a Southeast corner of said Crayton, now or formerly; proceeding thence through a pin situate in the Northerly edge of the said State Highway and thence along a fence line and hedgerow in the East line of said Crayton, North 5 degrees 44 minutes 39 seconds East 1712.86 feet to a pin for a corner in a corner of hedgerow marking the Northwest corner of the within described parcel of land and the Southwest corner of lands of John Morse, now or formerly; proceeding thence along a hedgerow and fence line in the South line of said Morse, now or formerly, North 75 degrees 12 minutes 55 seconds East 2119.48 feet through a pin situate in the Westerly edge of Township Road No. 350 to a point in or near the center of said Township Road for a corner marking the Northeast corner of the within described parcel of land; proceeding thence along the bed of said Township Road, in or near the center thereof, and in the West line of lands of John Morse, now or formerly, South 11 degrees 30 minutes 16

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seconds East 229.99 feet to a point, South 7 degrees 59 minutes 32 seconds East 177.79 feet to a point, South 2 degrees 34 minutes 1 second East 148.39 feet to a point, South 5 degrees 11 minutes 46 seconds West 125.93 feet to a point, and South 14 degrees 46 minutes 52 seconds West 136.53 feet to a point for a corner in or near the center of said Township Road marking an interior angle of the within described parcel of land and a Southwest corner of said John Morse, now or formerly, proceeding along a South line of said Morse, now or formerly, North 83 degrees 53 minutes 56 seconds East 678.15 feet to a pin for a corner marking a Northeast corner of the within described parcel of land and being in the West line of lands of Charles Gaudioso, now or formerly; proceeding thence along a meandering fence line in the West line of said Gaudioso, South 5 degrees 34 minutes 13 seconds West 578.7 feet to a found pin marking a Southeast corner of the within described parcel of land and Northeast corner of lands of Edward Allen, now or formerly; proceeding thence partially along a meandering fence line in the North line of said Allen, South 88 degrees 1 minute 40 seconds West 736.34 feet through a found pin situate in the Easterly edge of said Township Road No. 350 to a point in or near the center thereof for a corner marking an interior angle of the within described parcel of land and a Northwest corner of said Allen, now or formerly; proceeding thence along the course of said Township Road No. 350, in or near the center thereof, South 08 degrees 44 minutes 30 seconds East 106.11 feet to a point, South 23 degrees 17 minutes 07 seconds East 96.96 feet to a point, South 38 degrees 13 minutes 59 seconds East 139.91 feet to a point, South 59 degrees 43 minutes 24 seconds East 125.06 feet to a point, South 44 degrees 29 minutes 50 seconds East 52.44 feet to a point, South 27 degrees 55 minutes 24 seconds East 29 feet to a point, and South 19 degrees 22 minutes

06 seconds East 54.65 feet to a point for a corner in or near the center of the intersection of said Township Road No. 350 with said State Highway Route No. 414, said point marking also the Southwest corner of said Edward Allen, now or formerly and being another interior angle of the within described parcel of land; proceeding thence along the course of said State Highway, in or near the near the center thereof, North 78 degrees 47 minutes 08 seconds East 387.19 feet to a point for a corner, the place of Beginning.

CONTAINING 156.6 acres of land, more or less, as per plat of Survey No. 10624 by George K. Jones & Associates dated August 5, 1985.

BEING the same lands conveyed Merle S. Randall and Alice Faye Randall, his wife, to Joseph L. Sandroni and Hilda Sandroni, his wife and Angelo P. Sandroni and Nancy P. Sandroni, his wife, by deed dated November 4, 1985 and recorded November 8, 1985 in Bradford County Record Book 15 at Page 1077.

EXCEPTING AND RESERVING from the above described parcel of land a lot presently owned by Jesse Crayton, the beginning point of which lot description is situate North 50 degrees 13 minutes 39 seconds West 65.3 feet from a point in the north line of lands of William Milarta, said point being in the Milarta north line being situate South 75 degrees 06 minutes 06 seconds West 371.94 feet from the point in the boundary of the above described parcel of land situate in the center of the bridge leading Township Road No. 350 across Towanda Creek, said point of beginning of the James Crayton lot being also in the bed of said Township Road No. 350 at an angle thereof; proceeding thence along the course of said Township Road No. 350, in or near the center thereof, North 10 degrees, 10 minutes West 159.69 feet to a point for a corner in or near the center of said Township Road; proceeding thence through a found pin to the easterly

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edge of said Township Road and along the north line of said Crayton lot, North 79 degrees 44 minutes 31 seconds East 185.75 feet to a found pin for a corner marking the Northeast corner of said lot; thence South 09 degrees 32 minutes 17 seconds East 150.5 feet through a found pin situate in the Northernly edge of said Township Road No. 350 to a point in or near the center thereof for a corner marking the Southeast corner of the within described lot; proceeding thence along the course of said Township Road, in or near the center thereof, South 71 degrees 13 minutes West 66 feet to a point for a corner, the place of Beginning. This lot is not included in the 156.6 acres above recited.

PARCEL NUMBER 18-096.00-062-000-000

PARCEL NO. 1, CONSISTING OF THREE (3) LOTS AS FOLLOWS:

LOT NO. 1:

BEGINNING in the center of the Crayton Hill road leading over the Crayton Hill to the Robert Marshalls place, now or formerly; thence East along said road to the lands of Samuel Lee Fairbanks, now or formerly; thence North along the lands of said Samuel Lee Fairbanks to the lands of Charles Allen, now or formerly; thence West along the lands of said Charles Allen, to the Highway leading from the Towanda Creek Highway to Burlington, Pa.; thence South along said Highway to the place of Beginning.

CONTAINING thirty-five (35) acres of land be the same more or less.

LOT NO. 2:

BEGINNING at the Southeast corner of the lot, being the Northeast corner of lands belonging to formerly Hezekiah Crayton, deceased, and on the West line of lands belonging to the Estate of Gates Wilcox, deceased, now or formerly; thence South 72 degrees West, 54 perches to a corner; thence North 19 degrees West 58 perches to a corner; thence North 60 degrees east 20-1/2

perches to a corner; thence North 92 perches to a corner; thence North 12 degrees, 4 perches; thence South 19 degrees East, 145 and 5/10 perches to the place of Beginning.

CONTAINING about thirty-six (36) acres of land, be the same more or less.

LOT NO. 3:

BEGINNING in the center of the Crayton Hill Road at the Northwest corner of John Allen's Estate, now lands of Clarence E. Williams, now or formerly; thence running South along John Allen's Estate now lands of Clarence E. Williams to lands of H.P. Crayton, now or formerly; thence West along H.P. Crayton, now or formerly and B.C. Fairbank's now Charles Allen, now or formerly to the lands of Samuel Fairbank now the road leading to Burlington; thence North along Samuel Fairbank's now said road to the center of the public highway; thence East along the public highway to the place of Beginning.

CONTAINING thirty-one (31) acres of land be the same more or less.

PARCEL NUMBER 18-097.00-024-000-000

PARCEL NO. 2, CONSISTING OF FOUR (4) LOTS AS FOLLOWS:

LOT NO. 1:

COMMENCING at a post at Southwest corner of the lot, said point being a pine root; thence North 71-3/4 degrees East 81-1/2 rods along land of F.I. Green formerly, now Archie Green, now or formerly, to a post in the stump fence; thence along the land of Charles Kunzman formerly, now Randall McIntosh et ux, now or formerly, North 18-1/4 degrees West 241.15 rods to a beech post in the Sugar Creek road; thence by lands formerly known as the Overton Tract, later owned by Russell White, and now by A.J.W. Headlee, now or formerly, South 71-3/4 degrees West 81-1/2 rods to a hemlock post; thence by lands of Wm. Crayton, formerly, now Harry Williams, now or formerly, South 18-1/4 degrees East 241.15 rods to the place of Beginning.

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CONTAINING One Hundred Twenty-Two (122) acres of land and One Hundred Thirteen (113) perches, be the same more or less.

EXCEPTING AND RESERVING therefrom the lot on the South side of the highway leading from Creighton Hill, said lot being 200 feet square, the corners being designated by iron pins, which was conveyed by George T. Howe et ux to Alvira F. Pennell by deed dated May 16, 1932 and recorded in Bradford County in Deed Book 466 at Page 267.

ALSO EXCEPTING AND RESERVING to Alvira F. Pennell, one-half of all coal, oil, minerals, gas or other sub-surface rights, in, or underlying the said described tract of land including one-half of the rentals accruing from the lease executed in favor of J. Lee Youngblood on November 9, 1949 recorded in Bradford County in Lease Book 20 at Page 413, later assigned to the California Co. Also one-half of all profits accruing thereunder, for and during the lifetime of the above named Alvira F. Pennell, then to be fully completed and ended.

LOT NO. 2:

ON the North by lands of D.A. Overton formerly, later of Russell H. White, now of A.J.W. Headlee, now or formerly; on the East by lands of Edna Crane formerly, now or Alvira F. Pennell, now or formerly; on the South by lands of Samuel Webber, formerly, now of Claire Morris, now or formerly; and on the West by lands of William Crayton formerly, now of other lands of Harry Williams, now or formerly.

CONTAINING 65 acres, more or less.

LOT NO. 3:

ON the North by other lands of Harry Williams, now or formerly; on the East by other lands of Harry Williams, now or formerly; on the South by lands of Frank Morse formerly, now of Clair Morse, now or formerly; on the West by lands of E. H. Crayton formerly, now of Harry Williams, now or formerly.

CONTAINING 35 acres, be the same more or less.

LOT NO. 4:

BEGINNING at the Northwest corner of land now owned by Harry Williams, now or formerly, and running West along land of Frazer and Doane formerly, then by Russell H. White, and now A.J.W. Headlee, now or formerly, a distance of 22 rods; thence South along land of W.H. Crayton formerly, now of Charles D. And David Allen, now or formerly, and of Albert J. Crayton et ux, now or formerly, a distance of 232 rods; thence East along land of Clare Morse, now or formerly, a distance of twenty-two rods; thence North along other lands of Harry Williams, now or formerly, a distance of 232 rods to the place of Beginning.

CONTAINING 31 acres of land be the same more or less.

The above Lots #2, 3 and 4 form one connected parcel of land which is described by adjoining owners as follows:

On the North by lands of A.J.W. Headlee; on the East by Lot No. 1 above; on the South by lands of Claire Morse; and on the West by lands of Albert L. Crayton et ux and Charles D. And David Allen. Containing in all about 131 acres be the same more or less.

EXCEPTING AND RESERVING to Harry Williams and Carrie Williams, his wife, one-half of all coal, oil, mineral, gas or other sub-surface rights, in, on or underlying the said described tracts (Lots No.s 2, 3 and 4 above) of land, including one-half of the rentals accruing from the lease executed in favor of J. Lee Youngblood on November 9, 1949 recorded in Bradford County in Lease Book 20 Page 347, later assigned to The California Co., also one-half of all profits occurring thereunder, for and during the lifetime of the above named Harry Williams and Carrie Williams, his wife, and the survivor of them, to be completely ended upon the death of the survivor.

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PARCEL NUMBER 3, CONSISTING OF ONE (1) LOT AS FOLLOWS:

AND ALSO that tract or parcel of land situate, lying and being in the Township of franklin, County of Bradford, Pennsylvania, containing seventy (70) acres more or less, being bounded on the North by lands formerly of Wallace Greene, now Harry Williams; on the East by lands formerly of Arthur Lantz, now Con O'Connell; on the South by lands formerly of T.A. Dodge and now Paul O. Dodge; on the West by the lands of Floyd Greene formerly, now Archie Greene, and lands formerly of George Crane Estate, now Clarence Williams, and part way by the public road leading from Crayton Hill to and by Wallace Greene's land and being more particularly described by metes and boundes according to a survey thereof made by Charles F. Leonard, C.E. on November 22, 1933, as follows:

BEGINNING for the same at the Northeast corner thereof and in the aforesaid public road leading from Crayton Hill to and by Wallace Greene's land formerly, now Harry Williams, and running thence South 16 degrees East 246 perches binding in part on the aforesaid road; thence North 79 degrees East 44.75 perches; thence North 16 degrees West 250 perches; thence South 73-1/2 degrees West 45.2 perches containing 70 acres according to the aforesaid survey.

UNDER AND SUBJECT to a certain Oil and gas Lease given by Randall McIntosh and Julie McIntosh, his wife, to New York State Natural Gas Company under date of May 1, 1957, and Randall McIntosh and Julie McIntosh, his wife, herein do hereby agree to assign to Clarence H. Williams and Caroline Williams, his wife, all their right, title and interest in and to said lease.

EXCEPTING AND RESERVING two lots consisting of approximately thirteen (13) acres, thirteen (13) perches and one (1) acre, conveyed by Cora Anderson and Walter

Anderson, her husband, to Charles Allen and David Allen, by deed dated May 2, 1938, and recorded November 28, 1939 in Bradford County Deed Book 404 at page 226.

ALSO EXCEPTING AND RESERVING, however, from the above described parcel, a 10 acre lot of land conveyed to Ryan Miller, by deed dated November 15, 2002 and recorded April 3, 2003 as Bradford County Instrument Number 200304008.

ALSO EXCEPTING AND RESERVING, however, from the above described parcel, a 21.81 acre lot of land conveyed to James Lewis and Carla Lewis, his wife, by deed dated August 3, 1999 and recorded August 10, 1999 as Bradford County Instrument Number 199908815.

ALSO EXCEPTING AND RESERVING a certain right of way unto Claverack Rural Electric Cooperative, Inc., said right-of-way dated August 11, 2000 and recorded August 28, 2000 as Bradford County Instrument Number 2000007950.

ALSO EXCEPTING AND RESERVING unto Angelo P. Sandroni and Hilda Sandroni, his wife, the right to the exclusive possession and use of the homestead house and 10 acres upon which it is situated, for and during the term of their natural lives.

BEING the same lands conveyed by Terry Williams, single, Clarence Edward Williams, Jr., single, Candice Lynn Williams, now by marriage Candice Lynn Stanford and David Stanford, her husband, Vicki Marie Williams, now by marriage Vicki Marie Nuce and Dennis J. Nuce, her husband, and Clarence Edward Williams a/k/a Clarence E. Williams, single, to Joseph L. Sandroni and Hilda Sandroni, his wife, and Angelo P. Sandroni and Nancy F. Sandroni, his wife, each owning an undivided one-half interest, by deed date August 15, 1985 and recorded September 9, 1985 in Bradford County Record Book 12 at Page 532.

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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 MARSDEN AYERS vs. JOHN SANDRONI.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 3, 10, 17