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**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

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### 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

##### **Beaumont, Doris W. a/k/a Doris Esther**

###### **Beaumont**

Late of North Towanda Township (died October 8, 2013)

Executor: Donald Beaumont, 22165 Route 6, Towanda, PA 18848

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

#### SECOND PUBLICATION

##### **Allen, Angelique F.**

Late of Asylum Township (died October 27, 2013)

Executrix: Karen Homan Whyte 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

##### **Bell, Rebecca C. a/k/a Becca Bell**

Late of Orwell Township (died August 16, 2013)

Executor: Steven C. Bell c/o Louis N. Teti, Esquire, 17 W. Miner St., West Chester, PA 19382

Attorneys: Louis N. Teti, Esquire, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382

##### **Blake, Thelma W.**

Late of Athens Township (died September 19, 2013)

Executor: Robert L. Blake, 316 S. Olive Street, Media, PA 19063

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

##### **Boyd, William M.**

Late of Canton Township (died August 18, 2013)

Executrix: Alene J. Boyd, 2732 Lower Mountain Rd., Canton, PA 17724

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

##### **Merritt, Nancy H. a/k/a Nancy Julia Merritt**

Late of Troy Borough (died September 5, 2013)

Executor: Brian K. Broughton, 1230 Agate Trail, Centerville, OH 45459

Attorneys: Evan S. Williams, Jr., Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Osgood, Mildred L.**

Late of Springfield Township (died September 15, 2013)

Executor: Carl A. Osgood, 2140 Porter Rd., Troy, PA 16947

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

##### **Ripley, Gloria J.**

Late of Troy Township (died October 13, 2013)

Co-Executors: Thomas E. Ripley, 3353 Laurelwood Ct., Tarpon Springs, FL 34689 and Timothy J. Ripley, P.O. Box 1164, Hill City, SD 57745

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

##### **Scott, Earl F. a/k/a Earl Fred Scott**

Late of Canton Township (died August 2, 2013)

Administrator: Joseph K. Scott, 10226 Route 514, Granville Summit, PA 16947

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Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

**Skibinski, Bernard F., Jr.**

Late of Athens Township (died June 18, 2013)

Executor: Bernard F. Skibinski, III, 3729 N. Vernon Street, Arlington, VA 22207

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

**Williams, John B. a/k/a John Burton Williams, Jr.**

Late of Terry Township (died October 19, 2013)

Executor: Michael R. Williams, 320 Huntington Ridge Drive, Rockwell, NC 28138

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

**THIRD PUBLICATION**

**Newman, Carolyn J.**

Late of Orwell Township (died October 6, 2013)

Executor: Richard L. Newman, 1493 E. Warner Hill Road, Ulster, PA 18850

Attorneys: Law Offices of Van Der Hiel, Chappell & Loomis, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

**Shores, Lillian I. a/k/a Lillian Shores**

Late of Sheshequin Township (died September 20, 2013)

Executrix: Frances G. Brown, 5824 James Street, Ulster, PA 18850

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

**LIMITED LIABILITY COMPANY NOTICE**

DAYSPRING AGENCY, LLC hereby gives notice that the business has been organized with the Department of State of

the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is to be organized is: for business management consulting.

Nov. 12

**NOTICE OF INCORPORATION**

ENERGY STRATEGIES GLOBAL a business unit of Dayspring Agency, LLC, hereby gives notice that the business has been organized with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is to be organized is: for management consulting in the energy industry.

Nov. 12

**CHANGE OF NAME NOTICE**

IN THE COURT OF  
COMMON PLEAS OF BRADFORD  
COUNTY, PENNSYLVANIA

CASE NO. 2013IR0120

IN THE MATTER OF PETITION  
FOR CHANGE OF NAME OF  
BRANDON THOMAS FLESHER

NOTICE OF NAME CHANGE

NOTICE

NOTICE IS HEREBY GIVEN that on November 7, 2013, the Petition for Change of Name, filed in the above-named Court, praying for a decree to change his/her name to Brandon Thomas Flesher.

## BRADFORD COUNTY LAW JOURNAL

The Court has fixed December 16, 2013 at 2:00 o'clock p.m. in Bradford County Courthouse, Towanda, Pennsylvania as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

ROSANNETTE R. ABRAMS,  
ESQUIRE  
Bar #73816  
ABRAMS & AGNELLINO  
Attorneys for Petitioner  
120 South Keystone Avenue  
Sayre, PA 18840  
(570) 888-6786

Nov. 12

### MISCELLANEOUS LEGAL NOTICE

COURT OF COMMON PLEAS,  
BRADFORD COUNTY  
ORPHANS' COURT DIVISION  
NO.: 38-ORPHANS-2013

IN RE: OSCAR H. HIEBER and  
GRACE E. HIEBER

### NOTICE

TO: The Heirs of Oscar H. Hieber and Grace E. Hieber, their Heirs, executors, administrators and assigns, and any and all other persons claiming any right, title or interest in or to the oil, gas and minerals beneath the ground on a 128-acre and 145-perches tract of land located partially in Albany Township, Bradford County, Pennsylvania and partially in Cherry Township, Sullivan County, Pennsylvania, as more fully described in Sullivan County Deed Book 54 at Page 45 (Deed from Ida Hieber dated July 5, 1941); Sullivan County Deed Book 33 at Page 731 (Deed from heirs of Eman-

uel Hieber dated December 29, 1906) and Sullivan County Deed Book 38 at Page 372 (Deed from Oliver H. Hieber dated December 27, 1913)

YOU ARE HEREBY NOTIFIED THAT UNDER THE PENNSYLVANIA DORMANT OIL AND GAS ACT, A PETITION PURSUANT TO 58 P.S. 701.4 TO CREATE TRUST FOR UNKNOWN OWNERS OF OIL AND GAS INTEREST, HAS BEEN FILED IN THE COURT OF COMMON PLEAS IN AND FOR BRADFORD COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION TO NO. 38-ORPHANS-2013, SEEKING TO HAVE CITIZENS AND NORTHERN BANK APPOINTED AS TRUSTEE FOR THE UNKNOWN OWNER OR OWNERS, AND ALL OTHER PERSONS CLAIMING ANY RIGHT, TITLE OR INTEREST IN OR TO THE OIL, GAS AND MINERALS UNDER THE SURFACE OF THE WITHIN REAL PROPERTY IN THIS MATTER WITH AUTHORITY TO EXECUTE AND DELIVER ONE OR MORE OIL OR GAS LEASES OR OTHER INSTRUMENTS ON TERMS AND CONDITIONS APPROVED BY THE COURT.

The Court has ordered that service upon the unknown owners of oil and gas interests, their heirs, executors, administrators and assigns and any and all other persons claiming any right, title or interest in or to the oil, gas and minerals under the surface of the within described real property by publication shall be permitted as an alternative means of proper service upon said individuals. You are required to respond to the above PETITION within twenty (20) days of publication hereof.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BE-

## BRADFORD COUNTY LAW JOURNAL

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LOW TO FIND OUT WHERE YOU CAN  
GET LEGAL HELP.

Prothonotary  
Bradford County Courthouse  
301 Main Street  
Towanda, PA 18848  
(570) 265-1704

### ORDER

AND NOW, On the 24th day of October, 2013, service of process of the above-captioned Action pursuant to 58 P.S. 701.4 of the Pennsylvania Dormant Oil and Gas Act upon the unknown owners of oil and gas interests, their heirs, executors, administrators and assigns and any and all other persons claiming any right, title or interest in or to the oil, gas and minerals under the surface of the within real property, shall be permitted as an alternative means of proper service upon said individuals. Said publication of service of process will be in accord with and pursuant to the Pennsylvania Rules of Civil Procedure and applicable Local Rules of Civil Procedure.

BY THE COURT:

/s/Maureen T. Beirne

P.J.

PATRICK N. COLEMAN, ESQUIRE  
TELLIE & COLEMAN, P.C.  
Attorneys for Petitioner  
Chesapeake Appalachia, LLC  
310 East Drinker Street  
Dunmore, PA 18512  
pat@telliecoleman.com

Nov. 12, 19

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### SHERIFF'S SALE

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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, November 27, 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 and being in the Township of Athens, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the center of State Highway No. 08066 at the northwest corner of lands now or formerly of David Chandler; thence along said Chandler's west line south ten degrees west (S 10° W) a distance of two hundred twenty-five (225') feet to the iron pin for a corner; thence along the line of lands contracted now or formerly to Russell Tubbs North eighty-one degrees thirty minutes west (N 81° 30' W) a distance of one hundred (100') feet to a point for a corner; thence continuing along said Tubbs' line north ten degrees east (N 10° E) a distance of two hundred twenty-five (225') feet to a point in the center of the highway; thence along the center of the highway south eighty-one degrees thirty minutes east (S 81° 30' E) a distance of one hundred (100') feet to the point and place of beginning.

The foregoing described lot lies immediately west of the said David Chandler lot as shown on Survey No. 6843 made by George K. Jones, Bradford County Surveyor, dated January 9, 1969, by a survey of property now or formerly of Larry Rosh.

BEING the same premises granted and conveyed unto Heath M. Lee and Kelly J. Lee, his wife, by deed of M. Darin Tubbs, single, dated May 24, 2006 and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, to Instrument No. 200606535.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 09-007.01-006 in the Office of the Bradford County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Heath M. Lee and Kelly J. Lee under a judgment entered against them in the Court of Common Pleas of Bradford County, Pennsylvania, docketed to No. 11 MF 000494.

## BRADFORD COUNTY LAW JOURNAL

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 CITIZENS & NORTHERN BANK vs. HEATH LEE & KELLY LEE.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Nov. 6, 2013

Nov. 5, 12, 19

### 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, November 27, 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, lying and being in the Townships of Burlington and Franklin, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Township Road No. 364, said point also being the northern boundary line of Albert Cunfer, now or formerly, and being the westerly line of property owned by Thomas Cox, now or formerly; thence proceeding along Township Road No. 364 the following three courses and distances: 1. North  $77^{\circ} 36' 31''$  West 179.91 feet to a point; 2. North  $72^{\circ} 59' 51''$  West 83.34 feet to a point; and 3. North  $68^{\circ} 49' 07''$  West 563.97 to a point marking the common intersecting point of Township Road No. 364 and Township Road No. 350; thence continuing along Township Road No. 364 North  $13^{\circ} 14' 40''$

West 370.0 feet to a set pin at or near the easterly right of way line of Township Road No. 364; thence proceeding along the common boundary line of lands to be conveyed contemporaneously to James and Cheryl Bailey the following four (4) courses and distances: 1. South  $77^{\circ} 21' 31''$  East 434.31 feet to a set pin marking a corner of the herein described lot; 2. South  $86^{\circ} 00' 43''$  East 60.00 feet to a set pin marking an interior angle of the herein described lot; 3. North  $03^{\circ} 59' 17''$  West 121.94 feet to a set pin marking a corner of the herein described lot; and 4. North  $72^{\circ} 58' 02''$  East 233.51 feet to a set pin marking the northeast corner of the herein described lot; thence proceeding along lands of Thomas Cox, now or formerly, and along a fence line, South  $13^{\circ} 00' 00''$  East 745.17 feet, passing through a set pin, to the point and place of beginning.

CONTAINING 355,776.1 square feet (8.17 acres) described as "Paul Parker and Deborah Johnson" per plat of survey by George K. Jones and Associates dated October 17, 1997 and revised December 9, 1997 bearing Map No. 5978-1.

Said above survey was approved as a subdivision by the Bradford County Planning Commission on December 11, 1997 and was recorded in the Office of the Register and Recorder on December 11, 1997 to Map 13, Drawer 35, Number 5465, Instrument No. 199721531.

UNDER AND SUBJECT to building set back lines 33 feet from centerline of road and 10 feet from side and rear of lot lines.

UNDER AND SUBJECT to the following restrictive covenants which shall follow the lands. No well is to be drilled within 100 feet of any sewer system.

BEING the same premises conveyed to Debra A. Johnson by James H. Bailey and Cheryl J. Bailey, his wife, by Deed dated February 27, 1998, and recorded March 4, 1998, at Bradford County Instrument Number 199801816.

Parcel No.: 18-097.00-065-001.

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Property Address: 1059 Williams Road, Monroeton, Pennsylvania 18832.

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 PS BANK vs. DEBRA JOHNSON. Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Nov. 6, 2013

Nov. 5, 12, 19

### 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., November 27, 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 Granville, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of State Road No. 514 at the intersection of line of lands of Jay Andrus, now or formerly, and Charles Hall, now or formerly, said point being the westernmost corner of the tract about to be described; thence along line of lands of Charles Hall, now or formerly, and through a found pin in the north berm of State Road No. 514, North 28° 40' East 290.4 feet to a found pin for a corner; thence along other lands of Leon Rathbun, now or formerly, South 77° 15' 01" East 378.35 feet to a pin for a corner; thence continuing along other lands of Leon Rath-

bun, now or formerly, South 7° 59' 31" West 104.53 feet to a pin for a corner; thence through a creek bed of the North Branch of Towanda Creek and along other lands of Leon Rathbun, now or formerly, South 77° 41' 52" West 465.59 feet to a point for a corner in the centerline of State Road No. 514; thence along the centerline of State Road No. 514, North 51° 04' 52' West 50.0 feet to a point at the intersection of the line of lands of Jay Andrus, now or formerly, and Charles Hall, now or formerly, the point and place of beginning.

CONTAINING 1.996 acres of land be the same more or less, per plat of survey by John W. Ward, dated 11 January 1990.

ALSO GRANTING and CONVEYING an easement of 15 feet in width for water line, including the right of ingress, egress and regress thereon for purposes of maintenance and repair of said water line. The centerline of said water line easement is described as follows: BEGINNING at a spring located on lands of Duane J. Rathbun, now or formerly, and lying in a northeasterly direction from the northeastern most corner of the tract described above; thence South 22° 30' West 138.0 feet to a point for a corner; thence North 87° 30' West 70.0 feet to a point in the line of lands described above. The easement herein granted is to be maintained at all times by the Grantees, their heirs and assigns.

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 herby conveyed or affecting the same as a matter of record.

BEING the same premises which Kimberly O'Malley, now by marriage Kimberly Robbins, married, by Deed dated September 14, 2007 in the Bradford County Recorder of Deeds Office on September 17, 2007 as Deed Instrument #200710610, granted and conveyed unto Crystal A. Putman, single and



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James H. Witczak and Barbara J. Witczak, husband and wife.

Tax Parcel No.: 19-096.00-084-001-000.

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 JP MORGAN CHASE BANK vs. CRYSTAL PUTNAM.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Nov. 6, 2013

Nov. 5, 12, 19

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### SHERIFF'S SALE

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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, November 27, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain lots, tracts or parcels of land situate in Troy Township, Bradford County, Pennsylvania, bounded and described as follows:

PARCEL NO. 1:

BEGINNING at a point in the centerline of State Route 0006 where the centerline of State Route 0006 intersects with the western boundary line of lands now or formerly of Barry R. Estep, said point being the southwest corner of lands now or formerly Barry R. Estep, said point being the southeast corner of the lands herein described; thence from said point of beginning traversing along the centerline of State Route 0006 on a curve to the left chord bearing North 41° 22' 04" West, are length 24.35 feet, chord length

24.35 feet, radius 1528.16 feet to a point, said point being in the centerline of State Route 0006; thence leaving the centerline of State Route 0006 and traversing along the southern boundary line of lands now or formerly of Lawrence F. Busch the following courses and distances: North 43° 11' 29" East 84.39 feet North 41° 42' 02" West 159.91 feet North 40° 36' 16" East 83.69 feet North 48° 02' 06" West 170.22 feet to a point said point being on the eastern boundary line of those lands now or formerly of Lawrence F. Busch as identified as Lot No. 53-068.00-145; thence continuing along the eastern boundary of said Lot 53-068.00-145 North 44° 11' 54" East 110.91 feet to a point, said being the northwest corner of the lands herein conveyed; thence continuing along the southern boundary line of Parcel 2 herein conveyed South 44° 30' 41" East 360.70 feet to a point, said point being on the western boundary line of lands now or formerly of Barry R. Estep, said point being the northeast corner of the lands herein conveyed; thence continuing along the western boundary line of lands now or formerly of Barry R. Estep South 44° 12' 04" West 277.37 feet to a point, said point being the centerline of State Road 0006, said point being the point and place of Beginning.

Containing 1.28 acres more or less and being identified as Lot 53-068.00-143 on that survey of lands of Joseph. J. Hutter, Jr. by Hawk Engineering, P.C. said survey dated November 14, 2003.

PARCEL NO. 2:

BEGINNING at a point on the western boundary line of lands now or formerly of Robert L. Storch, said point being where the western boundary line of lands of Robert L. Storch, now or formerly, intersects with the northern most point of those lands now or formerly of Barry R. Estep, said point being the southeast corner of the lands herein conveyed; thence from said point of beginning traversing along the northern boundary

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line of lands now or formerly of Barry R. Estep South 89° 29' 20" West 202.53 feet to a point, said point being on the northwest corner of lands now or formerly Barry R. Estep, said point being the southwest corner of the lands herein conveyed; thence continuing along the northern boundary line of Parcel No. 1 described herein North 44° 30' 41" West 360.70 feet to a point, said point being the eastern boundary line of those lands to be retained by Joseph J. Hutter, Jr., et ux., now or formerly, said point being the northwest corner of the lands herein conveyed; thence continuing along the eastern boundary line of those lands to be retained by Joseph J. Hutter, Jr., et ux., now or formerly, North 44° 11' 54" East 239.47 feet to a point, said point being on the southern boundary line of those lands to be retained by Joseph J. Hutter, et ux., now or formerly, said point being the northeast corner of the lands herein conveyed; thence continuing along the southern boundary of those lands to be retained by Joseph J. Hutter, Jr. et ux., now or formerly, South 34° 02' 03" East 515.37 feet to a point, said point being on the western boundary line of lands now or formerly of Robert L. Storch, said point being the point and place of Beginning.

CONTAINING 1.99 acres of land more or less and being identified as Lot No. 3 (53-068.00-146-002) on that survey of lands of Joseph J. Hutter, Jr. by Hawk Engineering, P.C. said survey dated November 14, 2004.

BEING the same premises which Alice Mae Hardenburg conveyed to Jared Keeney, by Deed dated November 20, 2012, and recorded November 29, 2012, to Bradford County Instrument No. 201232243.

Property Address: Route 6, Troy, PA.  
Parcel No.: 53-068.00-143.

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 ALICE HARDENBURG vs. JARED KEENEY, t/d/b/a APEX SUPPLY.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Nov. 6, 2013

Nov. 5, 12, 19

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, November 27, 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 Ridgebury, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of the highway known as the Buck's Creek Road, between now or formerly Floyd Inman and Robert Clark; thence west along said Inman one hundred seventy-five (175) feet to the center of Buck's Creek; thence north one hundred ninety (190) feet; thence east one hundred seventy-three (173) feet to the center of the highway; thence south along the center of the highway one hundred ninety (190) feet to the place of beginning. Containing about one acre of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Jacob R. Young and Sibyl E. Young, his wife, by Deed from George W. Krise and Martha M. Krise, his wife, dated 04/06/1979, recorded 04/10/1979 in Book 660, Page 1053. SIBYL E. YOUNG was a co-record owner of the mortgaged premises

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as a tenant by the entirety. By virtue of SIBYL E. YOUNG'S death on or about 10/26/2010, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor JACOB R. YOUNG DIED ON 05/14/2011, LEAVING A WILL DATED 04/21/1978. Letters Testamentary were granted to FRANCES CAVANAUGH on 06/20/2011 in BRADFORD COUNTY, No. 08-11-0194. Decedent's surviving heir(s) at law and next-of-kin are FRANCES CAVANAUGH, SUSAN COOLBAUGH, NANCY KENJERSKY, JUDY SHORT, JOEL M. YOUNG, JOHN R. YOUNG, and ROBERT YOUNG. By waivers dated 10/10/2011, JUDY SHORT waived his/her right to be named as a defendant in the foreclosure action.

Tax Parcel: 30/030.00/125/000000/.

Premises Being: 2815 BUCKS CREEK ROAD, GILLETT, PA 16925-8763.

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 NATIONSTAR MORTGAGE, LLC vs. FRANCES CAVANAUGH, in her capacity as Executrix and Devisee of the Estate of JACOB R. YOUNG, SUSAN COOLBAUGH, in her capacity as Devisee of the Estate of JACOB R. YOUNG, NANCY KENJERSKY, in her capacity as Executrix and Devisee of the Estate of JACOB R. YOUNG, JOEL M. YOUNG, in his capacity as Devisee of the Estate of JACOB R. YOUNG, JOHN R. YOUNG, in his capacity as Devisee of the Estate of JACOB R. YOUNG, ROBERT YOUNG, in his capacity as Devisee of the Estate of JACOB R. YOUNG.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Nov. 6, 2013

Nov. 5, 12, 19

### 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, November 27, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL ITS INTEREST IN THE FOLLOWING described real estate situated in the County of Bradford, Township of Windham, State of Pennsylvania, to wit:

BEGINNING at a point in the center line of Township Road No. 877, said point being the northwest corner of lands now or formerly of Charles Cattieu and Mary Cannon; running thence along the center line of said Township Road No. 877 North twelve (12) degrees twenty (20) minutes West eight-seven and five-tenths (87.5) feet to a point for a corner; running thence South eighty-nine (89) degrees thirty (30) minutes East two hundred eighty-six (286) feet along lands now or formerly of Frances E. Thompson to a point for a corner; running thence South twelve (12) degrees twenty (20) minutes East eight-seven and five-tenths (87.5) feet along lands now or formerly of Charles A. Bennett, et ux, to a pin for a corner; running thence along the North line of lands now or formerly of Charles Cattieu and Mary Cannon North eighty-nine (89) degrees thirty (30) minutes West two hundred eighty-six (286) feet through an iron pin to a point, the point and place of beginning.

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

BEGINNING in the center of Township Road No. 877 at the Northwest corner of lands now or formerly of Charles Cattieu and Mary Cannon Cattieu, said point being the Southwest corner of the lands hereinabout

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to be conveyed; thence along the center of said Township Road No. 877 North eight (8) degrees fifty (50) minutes West one hundred eight (108) feet to a corner; thence South eighty-nine (89) degrees thirty (30) minutes East through a pin located adjacent to an Oak tree along lands now or formerly of Michael Decker two hundred eighty-six (286) feet to a pin for a corner, said point being the Northeast corner of the lands hereinabout to be conveyed; thence South six (6) degrees twenty-five (25) minutes West along lands now or formerly of Richard Arnold, et al, one hundred sixty-two and four-tenths (162.4) feet to a pin for a corner; thence North seventy-seven (77) degrees eleven (11) minutes West along other lands now or formerly of Charles Cattieu and Mary Cannon Cattieu and the Northern edge of a ditch two hundred fifty-eight (258) feet through a pin to the center of Township Road No. 877, the point and place of beginning.

CONTAINING eighty-three hundredths (0.83) acres of land.

TITLE TO SAID PREMISES IS VESTED IN Ronald C. Bennett, Jr., by Deed from Beverly G. Bennett, dated 08/25/2000, recorded 08/28/2000 in Instrument Number 200007898.

Tax Parcel: 59-023.00-052.

Premises Being: RR 2 BOX 370, ROME, PA 18837.

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. RONALD BENNETT a/k/a RONALD BENNETT, JR.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Nov. 6, 2013

Nov. 5, 12, 19

### 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, November 27, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain lot, tract and parcel of land being in the Mountain Vista Subdivision, located in the Township of Troy, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as Lot 11 according to a survey by MillStone Surveying of Troy, Pennsylvania, dated May 28, 2002 as Map Number T-163. Said survey approved by the Bradford County Planning Commission on December 17, 2003 as File No. 2003-149, as follows:

BEGINNING at a point in the centerline of T-540, said point being located the following courses and distances from the northeast corner of lands now or formerly of Cummings Lumber Company, Inc. and the northwest corner of lands now or formerly of Cronk; South 08° 35' 57" East, 42.88 feet, South 09° 24' 59" East 52.12 feet, South 09° 24' 59" East 95.00 feet, South 09° 24' 59" East 96.00 feet and South 09° 24' 59" East 109.24 feet, said point of beginning also being the northeast corner of Lot 12 of the hereindescribed subdivision and the southeast corner hereof; thence along the centerline of T-540 and the western line of lands now or formerly of Harry W. Havens, North 08° 35' 57" West 95.00 feet to a point; said point being the southeast corner of Lot 10 and the northeast corner hereof; thence along the southern line of Lot 10 South 80° 35' 03" West 241.05 feet to a point in the centerline of S.R. 0014, said point being the southwest corner of Lot 10 and the northwest corner hereof; thence along the centerline of S.R. 0014 and the eastern line of lands now or formerly of Cummings Lumber Company, Inc., South 16° 03' 43" East 95.00 feet to a

## BRADFORD COUNTY LAW JOURNAL

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point, said point being the northwest corner of Lot 12 North 80° 44' 30" East 228.70 feet to the point and place of beginning.

CONTAINING 0.510 acres, more or less.

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

TAX PARCEL # 53-068.00-077-005.

BEING KNOWN AS: RR 2 Box 3971 n/k/a 237 Havens Road, Troy, PA 16947.

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. MICHELLE PELLEGRINI.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Nov. 6, 2013

Nov. 5, 12, 19

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### SHERIFF'S SALE

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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, November 27, 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 and being in the Townships of Wysox and Rome, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road Number T-608, said point being located South and East along said centerline from a nail at the center of a bridge carrying said Township Road over the course of Johnson's Creek a distance of 438.71 feet; from said point of beginning along said centerline of Township Road Number T-608 and along lands now or formerly of Harold Rowe South 9° 45' 40" East 249.99 feet to a point; thence along lands now or formerly of Donald Sluyter South 56° 58' 55" West 130.0 feet through a pin set 20 feet distant from the said centerline of said Township Road Number T-608 to a set pin in line of lands formerly of Daum, now or formerly Troxell; thence along said lands of Troxell the following five courses and distances: (1) South 56° 58' 55" West 40.46 feet to a set pin; (2) North 68° 26' 20" West 250.13 feet to a set pin; (3) North 58° 33' 58" East along a fence line of 213.07 feet to a set pin; (4) North 8° 15' 18" West 29.88 feet to a set pin; and (5) North 55° 43' 10" East 191.89 feet through a pin set 16.8 feet distant from the centerline of aforesaid Township Road Number T-608 to a point in the centerline thereof, the point and place of beginning.

CONTAINING 1.53 acres of land, a dwelling house, well and septic system, according to a survey map number 4583 of Mark Ogden Shaylor, Registered Surveyor, approved by the Bradford County Planning Commission on 10 November 1983 as a subdivision map, and recorded in the office of the Recorder of Deeds of Bradford County on 16 November 1983 as map number 1751.

IMPROVEMENTS: Residential dwelling.

BEING THE SAME PREMISES which Perry D. Moore and Debra M. Moore, his wife, granted and conveyed unto Gregory D. Carr and Amy M. Vanderpool, joint tenants with right of survivorship by Deed

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dated October 19, 2005 and recorded October 19, 2005 in Bradford County Instrument #200512085 for the consideration of \$110,000.00.

Tax ID # 32-062.00-055.

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 FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. GREGORY CARR & AMY M. VANDERPOOL.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Nov. 6, 2013

Nov. 5, 12, 19

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### SHERIFF'S SALE

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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, November 27, 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 Granville, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at a stone buried in the center of the road running East and West through the township of the line of land adjoining the public square on the Southwest corner of the same; thence East 14 perches 6 feet along the center of said road to a post driven in the center of the road; thence South 10 perches to a stake and stones; thence West 72 feet to a stake and stones; thence North 12 perches to a stake;

thence West 10 perches to a stake and stones on the about line of lots and the road leading South; thence North 8 perches to the place of BEGINNING.

LOT NO. 2: BEGINNING at a post in the North Branch of the Towanda Creek on the Northern boundary line of Lot No. 177; thence North 58 perches to a post; thence West including 1/4 of an acre formerly sold to Benjamin F. Taylor by Sylvester Taylor 10 perches to a post in the line of lands formerly owned by Jeremiah Taylor, Jr.; thence South on said line of land along the road 58 perches more or less to the aforesaid boundary line of Lot No. 177; thence East along said line 10 perches to the place of BEGINNING.

Parcel # 19-095.01-017-000-000.

BEING the same premises which Ruth W. Leonard, single, by Deed dated July 25, 1994 and recorded in the Bradford County Recorder of Deeds Office on July 29, 1994 in Deed Book 298, Page 0651, granted and conveyed unto Barry L. Selfridge and Lauren L. Selfridge, his wife.

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 NATIONSTAR MORTGAGE, LLC vs. BARRY L. SELFRIDGE & LINDA SELFRIDGE.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Nov. 6, 2013

Nov. 5, 12, 19

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### SHERIFF'S SALE

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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, November 27, 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 Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the East line of Sharon Avenue at its intersection with the North line of Cole Street; running thence along Sharon Avenue, South 7 degrees 10 minutes 35 seconds East 141.99 feet to a found pin for a corner; running thence along the North line of Lot No. 14 of the Flo-Ray subdivision, South 88 degrees 40 minutes 35 seconds East 101.27 feet to a found pin for a corner; running thence along lands now or formerly of Frisk and Beck, North 3 degrees 43 minutes 17 seconds West 141.69 feet through a found pin to a pin for a corner; running thence along the Airport Mobile Home Park, North 89 degrees 02 minutes 53 seconds West 109.8 feet to a found pin, the place of beginning.

CONTAINING 0.341 acre of land.

BEING lot 14A of the Flo-Ray Subdivision Phase III. The above description is taken from a map and survey of the premises by George K. Jones & Associates, bearing Map No. 11023, dated June 1992

(last revision July 30, 1992) and being approved for Subdivision by the Athens Township Supervisors. Said map being recorded in the Office of the Recorder of Deeds of Bradford County.

As a condition of this conveyance, the within named Grantee, his heirs and assigns, hereby covenants and agrees to the protective and restrictive covenants applying to all lots in the Flo-Ray Subdivision, dated November 21, 1979 and recorded in Bradford County Deed Book 666 at page 133.

Subject to all easements and rights-of-way to Pennsylvania Electric Company made a part hereof.

Said property known as 172 Sharon Avenue, Sayre, PA 18840.

Parcel No. 09-007.10-042-005.

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. JEFFREY P. OSMOND & TRACY AUSTIN-OSMOND.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Nov. 6, 2013

Nov. 5, 12, 19