
Bradford County Law Journal

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Clare Printing

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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.

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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

Dann, Wayne A.

Late of Troy Borough (died April 23, 2013)

Executrix: Laurie J. Evans, 4694 Fallbrook Road, Troy, PA 16947

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

Hornung, Clyde

Late of Pike Township (died May 3, 2013)

Executor: Carl Hornung, 380 Second Ave., Phoenixville, PA 19460

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

SECOND PUBLICATION

Bernat, Nicklas C. a/k/a Nicklas Charles

Bernat

Late of Springfield Township (died November 30, 2012)

Administratrix: Diana L. Kisner, 1747 Old Kennedy Road, Troy, PA 16947

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

Borchardt, Richard R.

Late of North Towanda Township (died April 26, 2013)

Executor: Citizens & Northern Bank, 428 Main Street, Towanda, PA 18848
Attorney: Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

Cook, Lois J.

Late of Sayre Borough (died April 4, 2013)

Executrix: Carolyn Cook, 606 W. Lockhart Street, Sayre, PA 18840

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

Masteller, Violet Mae

Late of Bradford County

Executor: Jody Fiske 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

THIRD PUBLICATION

Greeney, William J.

Late of 523 Stevenson Street, Sayre (died April 9, 2013)

Executor: Alan J. Hoyt, 467 N. Keystone Avenue, Sayre, PA 18840

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Kerekes, John

Late of West Burlington Township (died May 2, 2013)

Executor: Bruce Kerekes, 733 58th Avenue NE, St. Petersburg, FL 33703

Attorneys: William F. Dunstone, Esquire, Oliver, Price & Rhodes, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411

Mensch, Roxanne

Late of Athens Borough (died February 26, 2013)

Administrator: Parvin Mensch, 137 Rt. 17C, Waverly, NY 14892

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

BRADFORD COUNTY LAW JOURNAL

Mickey, Betty J.

Late of Canton Township (died December 30, 2012)

Administrator: Keith B. Mickey, 340 Pratts Mill Road, Canton, PA 17724

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 120 Troy Street, Canton, PA 17724

Rieck, Virginia L.

Late of Asylum Township (died May 1, 2013)

Executrix: Janice L. Dinelli c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Smith, John F.

Late of 304 West Cooper Street, Athens (died March 29, 2013)

Administrator: Francis Smith, 713 N. Wilbur Avenue, Sayre, PA 18840

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Spyridakis, Catherine Ann

Late of Athens Township (died April 3, 2013)

Administratrix: Mary Spyridakis c/o Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

Wood, Loretta A.

Late of Canton (died February 14, 2013)

Executor: Alfred J. Wood c/o Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701

Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701

MISCELLANEOUS LEGAL NOTICE

TOWANDA AREA SCHOOL DISTRICT SALE OF UNUSED AND UNNECESSARY BUILDINGS AND LAND (Wysox Elementary School)

NOTICE IS HEREBY GIVEN that a hearing has been set for July 23, 2013 at 11:45 a.m., in Courtroom #2 of the Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848; and, per Court Order dated May 31, 2013 by the Honorable Maureen T. Beirne, at Docket No. 2013IR0096.

At the hearing, the Court will consider the Petition of the Towanda Area School District for approval of the sale of unused and unnecessary land, together with buildings and improvements thereon, owned by said School District, pursuant to the Act of March 10, 1949, P.L. 30, §707, as amended, 24 P.S. §7-707.

The tract of land for which Petition is made is approximately 3.45 acres of land, together with buildings and improvements thereon (commonly known as the Wysox Elementary School) situate on Route 187 in Wysox, Bradford County, Pennsylvania. The School District proposes to sell said land, together with the buildings and improvements thereon to Randy B. Williams for the sum of One Hundred Seven Thousand (\$107,000.00) Dollars, pursuant to an Agreement of Sale attached to said Petition.

The School District has received the Affidavits of two persons familiar with the values of real estate in the area of the Towanda Area School District attesting to the fact that they have examined the property, that the price offered therefor is a fair and reasonable one, that in their opinion a better price could not be had at public sale, and that they are not interested, either di-

BRADFORD COUNTY LAW JOURNAL

rectly or indirectly, in the purchase or sale thereof.

CHRISTOPHER D. JONES, ESQUIRE
GRIFFIN, DAWSEY, DePAOLA
& JONES, P.C.

Attorneys for Towanda
Area School District
101 Main Street
Towanda, PA 18848
Tel.: (570) 265-2175

June 11, 18, 25

**MISCELLANEOUS LEGAL
NOTICE**

TOWANDA AREA
SCHOOL DISTRICT
SALE OF UNUSED
AND UNNECESSARY
BUILDINGS AND LAND
(Mulberry Street School)

NOTICE IS HEREBY GIVEN that a hearing has been set for July 23, 2013 at 11:45 a.m., in Courtroom #2 of the Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848; and, per Court Order dated May 31, 2013 by the Honorable Maureen T. Beirme, at Docket No. 2013IR0097.

At the hearing, the Court will consider the Petition of the Towanda Area School District for approval of the sale of unused and unnecessary land, together with buildings and improvements thereon, owned by said School District, pursuant to the Act of March 10, 1949, P.L. 30, §707, as amended, 24 P.S. §7-707.

The tract of land for which Petition is made is approximately 2.6 acres of land, together with buildings and improvements thereon (commonly known as the Mulberry Street School) situate on Mulberry Street, Towanda, Bradford County, Pennsylvania. The School District proposes to sell said land, together with the buildings and improvements thereon to Kevin Tama for the sum of

Forty-One Thousand Five Hundred (\$41,500.00) Dollars, pursuant to an Agreement of Sale attached to said Petition.

The School District has received the Affidavits of two persons familiar with the values of real estate in the area of the Towanda Area School District attesting to the fact that they have examined the property, that the price offered therefor is a fair and reasonable one, that in their opinion a better price could not be had at public sale, and that they are not interested, either directly or indirectly, in the purchase or sale thereof.

CHRISTOPHER D. JONES, ESQUIRE
GRIFFIN, DAWSEY, DePAOLA
& JONES, P.C.

Attorneys for Towanda
Area School District
101 Main Street
Towanda, PA 18848
Tel.: (570) 265-2175

June 11, 18, 25

REGISTER'S NOTICE

0812-0204 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF BRYAN H. GREENE, Administrator of the Estate of Anne Greene, late of West Burlington Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 18th day of June, 2013. Shirley Rockefeller
Register of Wills

June 4, 11

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on

BRADFORD COUNTY LAW JOURNAL

Wednesday, June 26, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

All that certain lot of land in Ridgebury Township, Bradford County, Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of Township Road T-700, said point being in line of lands now or formerly of Joseph A. and Katie M. Wisniewski; thence leaving said roadway, and along said lands of Wisniewski, lands now or formerly of Wayne K. and Cora G. Norton, and lands now or formerly of Patricia Timm North 86 degrees 37 minutes 26 seconds West 652.87 feet through a found iron pin on line to a pin at the common intersection of the herein described premises with said lands of Timm and Lot 1 of the Floyd Bennett and Dale P. Bennett Subdivision; thence along Lot 1 the following three courses and distances: (1) North 03 degrees 22 minutes 34 seconds East 250.00 feet to a pin for a corner; (2) South 86 degrees 37 minutes 26 seconds East 325.73 feet to a pin, and (3) South 61 degrees 38 minutes 39 seconds East 362.57 feet through a pin on line to a point in the center of the aforementioned Township Road T-700; thence along the center line of said road South 04 degrees 15 minutes 30 seconds West 96.90 feet to the point of beginning.

Containing 3.1764 acres of land, according to Survey Job No. 200308 of Bruce Benish, P.L.S., dated October 10, 2003, approved by the Bradford County Planning Commission on December 19, 2003 as subdivision no. 2003-142 and recorded December 22, 2003 in the Office of the Recorder of Deeds of Bradford County as Map No. 93 in drawer 43, map 69 64.

Under and subject to a 50 foot right of way as described in Bradford County Record Book 493 at page 325.

TITLE TO SAID PREMISES VESTED IN Brandon L. Robinson and Holly A. Watkins, together as joint tenants with the

right of survivorship and not as tenants in common, by Deed from Floyd Bennett, married and Dale P. Bennett, married and Beth Bennett and Lois Bennett, their respective spouses; dated 05/24/2006, recorded 05/26/2006 in Instrument Number 200606278.

Premises being: RR2 BOX 455 a/k/a 72 PARRISH LANE, SAYRE, PA 18840-9275.

Tax Parcel No. 30-031.00-086-003.

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. BRANDON ROBINSON & HOLLY WATKINS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 5, 2013

June 4, 11, 18

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, June 26, 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 lying and being in the Township of Franklin, County of Bradford and 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 the Northeast corner

BRADFORD COUNTY LAW JOURNAL

of the within described parcel of land, the Southeast corner of other lands of Grantor herein, now or formerly, and being in the West line of lands of Edward Long, now or formerly; proceeding thence through a pin situate on the Southerly edge of said State Highway and thence along the West line of said Long, now or formerly, South 21 degrees 27 minutes 58 seconds East 310 feet through a pin situate on the North bank of Towanda Creek to a point in the bed of said creek for a corner marking the Southeast corner of the within described parcel of land, proceeding thence along the bed of said creek in an upstream direction and along the North line of Bucktail Hunting Club South 68 degrees 15 minutes 38 seconds West 650 feet to a point for a corner in the bed of said creek marking the Southwest corner of the within described parcel of land and the Southeast corner of other lands of Grantor herein, now or formerly, proceeding thence through another pin situate on the North bank of said creek and thence along the East line of other land of Grantor herein, now or formerly, North 21 degrees 10 minutes 20 seconds West 362.32 feet through a pin situate on the Southerly edge of State Highway Route No. 414 to a point in or near the center thereof for a corner marking the Northwest corner of the within described parcel of land and an interior angle of other lands of Grantor herein, now or formerly, proceeding thence along the course of said State Highway, in or near the center thereof, North 72 degrees 52 minutes 33 seconds East 650 feet to a point in or near the center thereof for a corner, the place of beginning.

Containing 5.01 acres of land, more or less, as per plat of survey no. S-6393-A-1 by George K. Jones and Associated dated June 1987. Said survey was approved as a subdivision by the Bradford County Planning Commission on July 9, 1987 and recorded with the Recorder of Deeds of Bradford County, Pennsylvania, on July 17, 1987 to Map No. 2730.

TITLE TO SAID PREMISES VESTED IN Wayde A. Burgess and Lamella G. Burgess, his wife, by Deed from Jean Rosen, widow, dated 07/25/2006, recorded 07/28/2006, in Deed Mortgage Inst# 200609444.

Premises being: RR1 BOX 2478, MON-ROETON, PA 18832.

Tax Parcel No. 18-098.00-080-000-000.

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 EVERHOME MORTGAGE CO. vs. WAYDE BURGESS & LAMELLA BURGESS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 5, 2013

June 4, 11, 18

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, June 26, 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 Borough of Towanda, Bradford County, Pennsylvania, bounded and described as follows:

Beginning at a corner of a lot on the west side of Fifth Street, sold by J.F. Means and wife, now or formerly, to the Second National Bank of Wilkes-Barre; thence westerly along the line of said Bank lot, now or formerly, about 140 feet to an alley; thence

BRADFORD COUNTY LAW JOURNAL

southerly along the east line of said alley 50 feet to a corner; thence easterly on a parallel line with the line first described to Fifth Street corner; thence northerly along the west line of Fifth Street to the place of beginning.

Parcel No. 48-086-03-141.

BEING the same premises which Jack Coates and Melinda Coates, husband and wife, by Deed dated March 11, 2008 and recorded in the Bradford County Recorder of Deeds Office on March 12, 2008 in Instrument Number 200802962, granted and conveyed unto Heather Allis, single.

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 ONE WEST BANK vs. HEATHER ALLIS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 5, 2013

June 4, 11, 18

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, June 26, 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, lying and being in Burlington Township, Bradford County, Pennsylvania, bounded and described as follows:

Commencing at a point, said point being at the common intersecting point of the

centerline of State Highway Route #08071 and Township Road #541; thence the following courses and distances through other lands now or late of Harold Dibble and Edna Dibble, husband and wife, and Donald Dibble and Marjorie Dibble, husband and wife, now or formerly, North 85 degrees 30 minutes East 245 feet through a pin to a pin; South 17 degrees 30 minutes East 240 feet to a pin; South 17 degrees West 178 feet to the center of Township Road #541; thence North 28 degrees 30 minutes West along the center of said Township Road #541 to the place of beginning.

CONTAINING 1.47 acres of land be the same more or less, according to a survey made by George K. Jones, Bradford County Surveyor, April 05, 1956, plat no. 3194.

BEING Lot No. 1.

TITLE TO SAID PREMISES IS VESTED IN Russell L. Swick, single, by Deed from Dorothy R. Mingos, widow, dated 10/29/2004 in Instrument Number 200414290.

Premises being: RR 3 BOX 136 a/k/a 39 SHEPHERD ROAD, TOWANDA, PA 18848-8694.

Tax Parcel No. 12-085.-00-081-000-000.

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 BANK OF AMERICA vs. RUSSELL L. SWICK.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 5, 2013

June 4, 11, 18

SHERIFF'S SALE

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

BRADFORD COUNTY LAW JOURNAL

ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, June 26, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

EXHIBIT "A"

PARCEL 1: Tax Parcel No. 40-003.00-085-000-000

ALL those certain lots, pieces or parcels of land situate, lying and being in the township of South Creek, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at a point in the center line of SR 4030 where the lands of Timothy Clark and Frances Whitesell come together; thence follow the center line of said State Highway North $61^{\circ} 21' 26''$ West 436.12 feet to another point in the center line of said state route; thence leave the center line of said state route and go through a pin South $7^{\circ} 33' 38''$ West following a hedge row and a fence 2,275.28 feet to a pin; thence South $9^{\circ} 50' 57''$ West following old blazes 596.84 feet to a pin for a corner; thence North $81^{\circ} 51' 05''$ West following a fence 731.52 feet through a pin and on to a point in the center line of Township Road T 532; thence follow the center line of said Township Road the following four (4) courses and distances: North $0^{\circ} 09' 18''$ East 140.0 feet; thence North $6^{\circ} 20' 52''$ West 65.99 feet; thence North $19^{\circ} 30' 52''$ West 177.01 feet; thence North $12^{\circ} 38' 08''$ West 73.02 feet to another point in the center line of said Township Road thence leave the center line of said Township road and go South $79^{\circ} 21' 10''$ East 207.88 feet through one pin and on to a second pin for a corner; thence North $2^{\circ} 15' 07''$ East 206.79 feet to a pin for a corner; thence North $77^{\circ} 32' 50''$ West 209.40 feet through a pin and on to a point in the center line of Township Road T 532; thence follow the center line of said Township road the following four (4)

courses and distances: North $22^{\circ} 19' 57''$ East 568.54 feet; thence North $16^{\circ} 32' 43''$ East 108.91 feet; thence North $9^{\circ} 10' 54''$ East 635.08 feet; thence North $13^{\circ} 27' 14''$ East 156.98 feet to another point in the center line of said Township road and go South $80^{\circ} 21' 21''$ East 404.52 feet through one pin and following a fence to a second pin for a corner; thence North $9^{\circ} 52' 39''$ East following a hedge row 888.80 feet through a pin and on to a point in the center line of SR 4030; thence follow the center line of SR 4030 the following two (2) courses and distances: North $62^{\circ} 52' 37''$ West 288.58 feet; thence North $63^{\circ} 13' 23''$ West 200.97 feet to another point in the center line of SR 4030; thence leave the center line of said State Route 4030 and go South 7° West 74.08 feet to a point for a corner; thence North $82^{\circ} 23'$ West 616.61 feet through a pin, thence through a second pin and on to a third pin for a corner; thence North $9^{\circ} 37' 30''$ East following a fence 540.34 feet to a point in the center line of SR 4030; thence follow the center line of SR 4030 the following eight (8) courses and distances: North $1^{\circ} 33' 21''$ West 93.98 feet; thence North $2^{\circ} 46' 54''$ East 169.38 feet; thence North $6^{\circ} 12' 30''$ East 277.07 feet; thence North $9^{\circ} 43' 42''$ East 184.70 feet; thence North $13^{\circ} 59' 04''$ East 280.24 feet; thence North $7^{\circ} 28' 54''$ East 71.51 feet; thence North $0^{\circ} 52' 16''$ East 58.75 feet; thence North $7^{\circ} 53' 46''$ West 104.51 feet to another point in the center line of SR 4030; thence leave the center line of said State Route and go South $82^{\circ} 28' 58''$ East 688.99 feet through a pin and following a fence to a second pin for a corner; thence North $7^{\circ} 49' 28''$ East following a fence 1,324.99 feet to a pin for a corner; thence South $79^{\circ} 01' 44''$ East following a fence 772.16 feet to a pin for a corner; thence South $7^{\circ} 13' 09''$ West following a fence 808.23 feet to a pin for a corner; thence South $82^{\circ} 48' 52''$ East following a fence and blazed 1,650.79 feet to a pin for a corner;

BRADFORD COUNTY LAW JOURNAL

thence South $9^{\circ} 23' 59''$ West following old blazes 502.99 feet to a pin; thence South $8^{\circ} 14' 38''$ West following a fence 1,514.61 feet to a pin for a corner; thence North $82^{\circ} 27' 27''$ West following a fence 941.60 feet to a pin for a corner; thence South $9^{\circ} 05' 07''$ West 441.20 feet to a pin for a corner; thence North $67^{\circ} 31' 06''$ West 343.60 feet to a pin for a corner; thence South 14° West 231.0 feet through a pin and on to a point in the center line of SR 4030, which is the point and place of beginning.

CONTAINING 209.06 acres.

BEING AND INTENDING TO DESCRIBE the lot marked 209.06 acres on survey by John W. Ward, Registered Surveyor, survey dated October 6, 1989 and being Map No. S-51.

EXCEPTING AND RESERVING therefrom:

1. 42.833 acres conveyed to Stephen L. Wintermute and Linette R. Wintermute, his wife by E. Wayne Pocius and Ruth J. Pocius, his wife by Deed dated July 27, 1998 and recorded August 5, 1998 to Bradford County Instrument Number 199807781.

2. 11.011 acres conveyed to Russell D. Dimmick and Lois E. Dimmick, husband and wife by E. Wayne Pocius and Ruth J. Pocius, his wife by Deed dated June 29, 1990 and recorded July 18, 1990 in Bradford County Record Book 151 at page 887.

3. 50.005 acres conveyed to Saverio J. Pitera and Bernadette C. Pitera, his wife by E. Wayne Pocius and Ruth J. Pocius, his wife by Deed dated February 11, 1997 and recorded February 20, 1997 in Bradford County Record Book 385 at page 438.

4. 10.027 acres and 8.662 acres conveyed to Paul E. Everts, Jr. and Denise C. Everts, his wife by E. Wayne Pocius and Ruth J. Pocius, his wife by Deed dated February 11, 1997 and recorded February 20, 1997 in Bradford County Record Book 385 at page 444.

LOT 2: BEGINNING at a point in the center line of SR 4030 where the lands of Norman Burt and Frances Whitesell come together; thence follow the center line of said State Route the following two (2) courses and distances: South $66^{\circ} 27' 23''$ East 339.84 feet; thence South $76^{\circ} 50' 06''$ East 57.16 feet to another point in the center line of said State Route where the center line of Township Road T 838 intersects with the state route; thence leave the center line of said state route and follow the center line of T 838 the following two (2) courses and distances: South $9^{\circ} 03' 05''$ East 206.96 feet; thence South $3^{\circ} 28' 22''$ East 363.12 feet to another point in the center line of T 838; thence leave the center line of T 838 and go North $80^{\circ} 31' 11''$ West 523.11 feet through one pin and on to a second pin for a corner, thence North $8^{\circ} 30' 41''$ East 636.45 feet through a pin set near the center line of SR 4030 and on to a point in the center line of SR 4030, which is the point and place of beginning.

CONTAINING 6.16 acres.

BEING AND INTENDING TO DESCRIBED the lot marked 6.16 acres on survey by John W. Ward, Registered Surveyor, survey dated October 6, 1989 and being Map No. S-51.

PARCEL 2: Tax Parcel No. 30-004.00-006-002-000.

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 at a point on the centerline of State Highway Route No. 08061, said point being in line of lands of Clarence Whitesell and the southeastermost corner of a cemetery; thence North $26^{\circ} 46' 56''$ East 146.79 feet along the lands of the cemetery and through an iron pin located near the edge of the roadway to an iron pin for a corner; thence still along lands of the cemetery North $63^{\circ} 13' 04''$ West 112.23 feet to an iron pin

BRADFORD COUNTY LAW JOURNAL

in line of lands of Martha Birney; thence along lands of Martha Birney and Clarence Whitesell North 8° 12' 02" East 2393.49 feet to an iron pin for a corner in line of lands of Cotton Hanlon, Inc.; thence along lands of Cotton Hanlon, Inc., South 81° 25' 02" East 652 feet to an iron pin for a corner in line of lands of the previous Grantors; thence through the lands of the previous Grantors South 11° 50' 53" East 1,573.84 feet along a blazed line to an iron pin for a corner; thence still through lands of the previous Grantors South 82° 30' 30" East 856.3 feet through an iron pin located near the edge of the roadway to a point on the centerline of State Highway Route No. 08061, being the point in line of lands of Kenneth Jacklin; thence the following courses and distances along the centerline of said State Highway: South 56° 12' 44" West 18.73 feet, South 51° 39' 53" West 77.99 feet, South 53° 29' 55" West 148.79 feet, South 51° 20' 02" West 98.24 feet, South 47° 59' 12" West 246.87 feet, South 49° 21' 55" West 233.7 feet, South 49° 18' 55" West 129.28 feet to a point for a corner; thence leaving said roadway and along the lands of Calvin Makovitch North 31° 30' 54" West 275 feet through a found iron pin to a found pin for a corner; thence still along same South 89° 29' 30" West 299.1 feet to a found iron pin; thence still along same South 1° 15' 6" West 300 feet through an iron pin located near the edge of the roadway to a point on the centerline of State Highway Route No. 08061;

thence the following courses and distances along the centerline of said State Highway: North 89° 44' 23" West 55.34 feet, South 80° 07' 16" West 48.64 feet, South 71° 54' 54" West 65.62 feet, South 61° 59' 53" West 89.03 feet, South 56° 45' 02" West 219.44 feet, South 60° 08' 48" West 85.22 feet, South 71° 52' 26" West 56.38 feet, South 88° 28' 35" West 68.18 feet, North 76° 37' 09" West 57.16 feet, North 66° 14' 26" West 288.72 feet to the point and place of beginning.

CONTAINING 64.697 acres.

BEING the same lands shown on a survey of Pleasant View Subdivision by John W. Ward, Registered Surveyor of the Commonwealth of Pennsylvania No. 22843-E, and being survey dated December 20, 1982, and designated Map No. R-8, Sheet 3.

SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deeds forming the chain of title.

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. ENDLESS MOUNTAIN INVESTORS, LLC.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 5, 2013

June 4, 11, 18