

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

Brush, Cecelia A.

Late of Smithfield Township (died January 26, 2016)

Executrix: Lela C. Greenough, 61 S. Lake Drive, Columbia Cross Roads, PA 16914

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

Collins, Jacqueline M. a/k/a Jacqueline M. Isaacson

Late of Canton Township (died October 31, 2015)

Executor: Thomas M. Collins, 12865 Route 14, Canton, PA 17724

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

Perry, Nola K.

Late of South Creek Township (died October 24, 2015)

Administrator: Dale L. Perry, 1684 Checkerville Road, Columbia Cross Roads, PA 16914

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

SECOND PUBLICATION

Bachr, Helen Celine

Late of Athens Borough (died September 25, 2015)

Administratrix: Kathe Vergason c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

Bennett, Frederick O., Sr.

Late of Franklin Township (died February 8, 2016)

Executrix: Patricia K. Bennett, 3745 Liberty Corners Rd., Towanda, PA 18848

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

Bowman, Philip B.

Late of South Sayre Borough (died December 2, 2015)

Executrix: Cathy Jo Seck, 125 Sunset Street, Sayre, PA 18840

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

Dugan, David John

Late of Ridgebury Township (died January 23, 2016)

Administrators: Jill Valone and Ryan Dugan c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

Engelke, William C., Jr.

Late of Troy Township (died December 29, 2015)

Executor: William C. Engelke, III, 937 Mud Creek Road, Troy, PA 16947

Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Sparbanie, Wade Lawrence

Late of Bradford County

Co-Administratrices: Amber N. Edsell and Brittney M. Sparbanie c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

BRADFORD COUNTY LAW JOURNAL

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

THIRD PUBLICATION

Cama, Peter J.

Late of Springfield Township (died September 26, 2015)

Administrator: Joseph Cama 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

Chaffee, Stewart D., Sr.

Late of 37 Weeks Drive, Garnet Valley (died October 11, 2015)

Executor: Stewart D. Chaffee, Jr., 37 Weeks Drive, Garnet Valley, PA 19060

Harrington, Louisa M.

Late of Bradford County

Administratrix: Cheryl L. Hovan 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

Patton, James C., Jr.

Late of Burlington Township (died January 20, 2016)

James C. Patton, Jr. and Anna L. Patton Revocable Living Trust

Trustees: James C. Patton, III, 4942 Fairview Road, Towanda, PA 18848 and Elizabeth Carlin, 480 Ace Road, Meshoppen, PA 18630

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

Patton, James C., Jr.

Late of Burlington Township (died January 20, 2016)

Co-Executors: James C. Patton, III, 4942 Fairview Road, Towanda, PA 18848 and Elizabeth Carlin, 480 Ace Road, Meshoppen, PA 18630

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

Reeves, Dianna M. a/k/a Dianna M. Lamphere Reeves

Late of Monroe Township (died June 2, 2014)

Executor: Steve Earl Reeves c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Sikora, Nicholas W.

Late of Athens Township (died January 25, 2016)

Administrators: Nicholas L. Sikora and Beverly S. Sikora c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

REGISTER'S NOTICE

0813-0239 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF DAWN RAE LIEBERMAN, Executrix of the Estate of Charles B. Hall, late of Asylum Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 15th day of March, 2016. Shirley Rockefeller
Register of Wills

Mar. 1, 8

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, March 30, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

BRADFORD COUNTY LAW JOURNAL

ALL THAT CERTAIN lot, piece or parcel of land lying and being in the Borough of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of a lot, the property now or formerly of Richard Kerstetter; thence Westerly along the South line of said Kerstetter lot, now or formerly, 135.2 feet to the Southeast corner of a lot, the property now or formerly of John and Mary Spentzas; thence Southerly in line with a projection of the East line of a lot, the property now or formerly of John and Mary Spentzas, 28 feet to a point for a corner; thence Easterly along a line nearly parallel with the said Kerstetter South line, now or formerly, 133.7 feet to the West line of Second Street; thence Northerly along the West line of Second Street, 40 feet to the place of BEGINNING.

Being a part of Lot No. 3 in Block No. 2 of Elliott's addition to Towanda, as recorded in the Recorder of Deeds office in and for the County of Bradford in Deed Book 122 at Page 6 and 7.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 726 SECOND STREET, TOWANDA, PA 18848.

BEING THE SAME PREMISES which Edward J. Mair and Alice B. Morgello, his wife, by Deed dated May 30, 2007 and recorded June 06, 2007 in Bradford County Instrument NO. 200705985, granted and conveyed unto Jeffrey A. De Le Ree.

TAX PARCEL: 47-086.06-145.

ASSESSED VALUE: \$21,900.

COMMON LEVEL RATIO: 3.13%.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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 MIDFIRST BANK vs. JEFF DeLEREE.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

March 9, 2016

Mar. 8, 15, 22

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, March 30, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN piece of real estate situate in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of First Street, said point being the Southeast corner of lands now or formerly of Anthony Sperduti and being the Southwest corner of Lot No. 8 of the Philip Crans Plot as laid out by Rushton Smith; thence north 25 degrees 20 minutes East 238.5 feet along lands now or formerly of said Anthony Sperduti to an iron pin in the South line of Second Street; thence South 60 degrees 15 minutes East 198.2 feet along the South line of Second Street to an iron pin; thence South 28 degrees 45 minutes West 234.5 feet along lands now or formerly of Nick and Josephine Longo to the center of First Street; thence North 61 degrees 15 minutes West 183.7 feet along the center of First Street to the place of beginning.

BRADFORD COUNTY LAW JOURNAL

BEING Lots 7 and 8 in the Philip Crans Plot as laid out by Rushton Smith.

Excepting and reserving the Adverse Conveyance recorded in Bradford County record book with an Instrument Number of 200414849.

PREMISES BEING: 125 Sunset Street a/k/a 125 1st Street, Sayre, PA 18840-2308.

BEING the same premises which Timothy L. Northrup, Executor of the Estate of Derwin L. Northrup, late by Deed dated June 17, 2003 and recorded July 24, 2003 in the Office of the Recorder of Deeds in and for Bradford County in Deed Book/Pg or Instrument #200311066 granted and conveyed unto John J. White and Mary A. White, his wife.

BEING PARCEL NO.: 35-007.07-070-000-000.

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 DEUTSCHE BANK NATIONAL vs. JOHN J. WHITE & MARY WHITE.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 9, 2016

Mar. 8, 15, 22

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, March 30, 2016 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 in Instrument Number 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.

Seized and taken into execution at the suit of WELLS FARGO BANK vs. DAVID SANDS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 9, 2016

Mar. 8, 15, 22

BRADFORD COUNTY LAW JOURNAL

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, March 30, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT TRACT OR PARCEL OF LAND situate in the Township of Warren, County of Bradford and State of Pennsylvania, described as follows: Beginning on the Northwest side of the road which runs from the Wappasening Creek through Cadis to the old Turnpike. Thence North Forty-nine and Three-fourths degrees West Seven Perches and Fourteen links. Thence by lands of The Estates of Abel Prince now or formerly Garret Hastings North Twenty-three Degrees East Sixteen Perches to a birch tree. Thence North Thirty-six Degrees East Twenty-nine and One-tenth Perches to a beech tree. Thence South 73 degrees East 13.3 Perches to a stake and stoues for a corner on the West side of said road. Thence along the Northwest side of said road South 40 1/4 Degrees West 33.6 Perches to the place of beginning, containing Three Acres and One Hundred Square Rods of Land.

Excepting and reserving therefrom the portion of the above described premises sold and deeded by the said Hattie Butterfield and ano. by deed dated Nov. 17, 1912 to Caois Creamery Co. of Warren Township, Bradford County, Pennsylvania, bounded and described as follows: Commencing at the center of the road in the above described highway at the Southwest Corner of the above described real estate and running thence Northwest along the South line of the above described real estate and the line of the Miles Prince Estate about 10 Rods to a point where it intersects with the lands of Patrick Hastings. Thence in a Northerly di-

rection along the said Hastings land a distance of about 12 rods or far enough so that the North line shall parallel the Miles Prince line. Thence in a Southeasterly direction parallel with the Miles Prince line aforementioned to the center of the first mentioned highway at a point 20 feet North of the North line of the store building now on said premises. Thence along the center of the above mentioned highway to the place of beginning.

Parcel Number: 56-012.00-014-000000.

BEING KNOWN AS: 2175 CADIS ROAD, ROME, PA 18837.

BEING THE SAME PREMISES which Agnes R. Neville, Widow, by Deed dated November 23, 1994 and recorded November 23, 1994 in the Office of the Recording of Deeds, in and for Bradford County, in Record Book Volume 309, Page 769, granted and conveyed unto MICHAEL B NICHOLS, JR and DIANE C CRAIG.

PARCEL #56-012.00-014-000000.

INTEREST AFTER JUDGMENT AT SIX (6%) PERCENT: \$14.04 PER DIEM.

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. DIANE CRAIG & MICHAEL NICHOLS, JR.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

March 9, 2016

Mar. 8, 15, 22

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

BRADFORD COUNTY LAW JOURNAL

will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, March 30, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

BEGINNING at a pin the West line of Pennsylvania Avenue, said pin also marking the Northeast corner of the premises herein described and being four (4) feet South of the Southeast corner of Lot#8, Block #1, of Mercur, Morgan and Moody subdivision and the Southeast corner of lands now or late of Roy Blanchard; thence North 86 degrees 50 minutes West along the South line of Roy Blanchard lot 200 feet to a pin for a corner; thence South 3 degrees 10 minutes West 22 feet along lands now or late of Vernon Wilson to a pin for a corner; thence South 86 degrees 50 minutes East 92 1/2 feet along lands now or late of said Wilson to a pin for a corner; thence South 3 degrees 10 minutes West 24 feet along lands now or late of Vernon Wilson to a point for a corner; thence South 86 degrees 50 minutes East 107 1/2 feet along the Northerly line of lands now or late of Francis L. Rockefeller to a point for a corner in the West side of Pennsylvania Avenue; thence North 3 degrees 10 minutes East 46 feet along the Westerly line of Pennsylvania Avenue to the place of BEGINNING.

Being the same premises that DAKE E. VESTER AND LORRAINE A. VESTER, HUSBAND AND WIFE by deed dated October 5, 2005 and recorded on January 6, 2006 in the office of Recorder of Deeds in and for Bradford, County, Instrument No. 200600205, conveyed unto DAVID VALENZUELA AND AMANDA VALENZUELA, HUSBAND AND WIFE TO BE

HELD BETWEEN THE MOIETIES OF INTEREST AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND AS TO EACH MARRIED COUPLE AS TENANTS BY THE ENTIRETIES, Grantees herein.

Parcel No. 62-087-02-091.

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 vs. DAVID VALENZUELA & AMANDA VALENZUELA.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 9, 2016

Mar. 8, 15, 22

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, March 30, 2016 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 Township of LeRoy, County of Bradford and Commonwealth of Pennsylvania, hounded and described as follows:

BEGINNING at a point in the center of Pennsylvania State Highway Route No. 414, said point located on the boundary between the lands herein described and lands now or formerly of Carman Tartaglia; thence South 4 degrees 13' 20" East a distance of 283.12

BRADFORD COUNTY LAW JOURNAL

feet to a pin; thence South 87 degrees 45' 29" West along the lands of Leroy Community Association, Inc., a distance of 54.0 feet to a pin; thence South 2 degrees 04' 23" East, continuing along the lands of the Leroy Community Association, Inc., a distance of 340.92 feet to a pin; thence South 85 degrees 22' 50" West along the lands now or formerly of Carlyle Morse, a distance of 391.4 feet to a pin; thence North 2 degrees 44' 56" West continuing along the lands of Carlyle Morse, a distance of 393.65 feet to a pin; thence North 86 degrees 37' 05" East along the lands now or formerly of Carlyle Morse, a distance of 250.97 feet to a pin; thence North 4 degrees 31' 53" West a distance of 77.4 feet to a pin; thence North 95 degrees 35' 47" East along the lands now or formerly of Dorson Wilcox a distance of 22.45 feet to a pin; thence continuing along the lands now or formerly of Dorson Wilcox, North 4 degrees 25' 56" West a distance of 29.2 feet to a pin; thence North 49 degrees 58' 20" East a distance of 32.68 feet; thence North 4 degrees 53' West a distance of 108.85 feet to a point in the center of Pennsylvania State Highway Route No. 414; thence North 85 degrees 42' 22" East along the center of said State Highway a distance of 149.91 feet to the point of BEGINNING.

CONTAINING 4.49 acres.

IMPROVEMENTS: Residential dwelling.

BEING THE SAME PREMISES: Ned C. Whitehead, single and Tracy L. Miller, single by deed from Dennis E. Bellows and Paula J. Bellows, husband and wife, dated 5/29/1992 and recorded 6/1/1992 in Book 215 Page 724.

Tax ID # 22-107.01-016-001-000.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless

exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of U.S. BANK NATIONAL ASSOCIATION vs. NED C. WHITEHEAD & TRACY L. WHITEHEAD.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 9, 2016

Mar. 8, 15, 22

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, March 30, 2016 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 Township of Warren, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at in iron pipe being the most southeasterly corner of the lot about to be conveyed and being in line of lands of Carl E. Wilson; thence North 47 1/2 degrees East 103 feet to an iron stake; thence South 37 1/2 degrees East through a stone mark to a point in the center line of State Highway Route No. 699, 110 feet to a point for a corner; thence in an easterly direction along the northerly line of lands of Carl E. Wilson to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nathen Simons, single, by Deed from Sandra L. Simons, nbm, Sandra L. Drake and Robert O. Drake, her husband, dated 09/21/2012, recorded 09/25/2012 in Instrument Number 201226560.

Tax Parcel: 56-038-00-053.

Premises Being: 7576 Leraysville Road, Rome, PA 18837-8161.

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 WELLS FARGO BANK vs. NATHEN SIMONS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 9, 2016

Mar. 8, 15, 22

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, March 30, 2016 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 Borough of Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the North by Lot No. 55; on the East by lots Nos. 38, 39, 40 and 41; on the South by Lot No. 60; and on the west by Brann Street, being Lots Nos. 56, 57, 58 and 59 as plotted and laid out by J. Frank Patterson, C.E., for Brann and Little, on plot of "Glennwood Park Lands" duly recorded in Bradford County Map Book No. 1 at page 66. And having thereon a modern dwelling house and fruit trees.

Said lot is thirty feet in width and one hundred and fifty feet deep.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as

well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

BEING THE SAME PREMISES which Armand J. Gamache, III and Dawn M. Gamache, his wife, by Deed dated 6/21/12 and recorded 6/25/12 in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument #201214237, granted and conveyed unto Geoffrey A. Saxon, in fee.

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. GEOFFREY SAXON.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 9, 2016

Mar. 8, 15, 22

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, March 30, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

DEED 1:

ALL that certain piece, parcel or lot of land thereon situate in the Township of Athens, County of Bradford and Commonwealth of or Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center line of State Highway 08068 at its intersection with

BRADFORD COUNTY LAW JOURNAL

the Northeast line of lands formerly of the Delaware and Lackawanna Railroad Company; running thence along the center line of State Highway 08068 South 80 degrees 31 minutes 55 seconds East 850.93 feet to a pin for a corner; running thence South through a pin along lands of Marion Mintum and Jack DeWitt South 5 degrees 19 minutes 47 seconds West 284.82 feet to a pin for a corner; running thence North 80 degrees 37 minutes 52 seconds West 589.92 feet along lands of Philip Austin, a meandering fence to a pin for a corner; running thence along lands formerly of Delaware and Lackawanna Railroad Company North 35 degrees 10 minutes 29 seconds West 400.70 feet through a pin to the point and place of beginning, containing 4.71 acres of land, strict measure.

For identification purposes only, being known as Parcel No. 09-005.00-105 in the Office of the Bradford County Tax Assessor.

Being the same premises which Doris I. Schmidt, widow by deed dated February 16, 1989 and recorded March 1, 1989 in Bradford County Deed Book 108, Page 485, granted and conveyed unto Larry F. Green and Mary E. Green, husband and wife.

DEED 2:

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

Beginning at the Northeast corner of the lot about to be conveyed in the South line of lands of Prank Herrick, now or formerly, now of Harry Crandall Estate and the road leading from Wilawanna to Chemung; running thence southerly along the said highway to the road leading to the Ridgeburry; running thence along the road loading to Ridgeburry to the corner of lands of George Dailey formerly, now Donald Blauvelt; running thence westerly along Alfred Shoemaker to a corner with the Ridgeburry-

Athena Township line a corner in lands formerly of Kane now of Ford; running thence northerly along the Crandall Estate; running thence westerly and northwesterly along Crandall land and lands of Clarence Halstead to a corner in lands now or formerly of Harry Crandall Estate; running thence Easterly along said Crandall lands to the place of beginning.

Excepting and reserving from the force and effect of the above conveyance the following conveyances by Fredrick W. Schmidt and Doris L. Schmidt

1. Deed dated February 7, 1980, and recorded February 8, 1980 to Donald Blauvelt et ux. in Bradford County Deed Book 667 at Page 288.

2. Land Contract to Clinton R. Berry et ux. dated February 11, 1980 and recorded February 13, 1980, in Bradford County Deed Book 667 at Page 361.

3. Deed to Charles E. Meikle et ux dated January 28, 1980, and recorded February 11, 1980, in Bradford County Deed Book 667 at page 127.

4. Also excepting and reserving the following described parcel of land:

Beginning at a point in the center line of State Highway 08068 at its intersection with the Northeast line of lands formerly of the Delaware and Lakawanna Railroad company; running thence along the center line of State Highway 06068 South 80 degrees 31 minutes 55 Seconds East 850.93 feet to a pin for a corner; running thence South through a pin along lands of Marion Minum and Jack DeWitt South 5 degrees 19 minutes 47 seconds West 284.82 feet to a pin for a corner; running thence North 80 degrees 37 minutes to. pin for a corner; running thence North 80 degrees 37 minutes 52 seconds west 589.92 feet along lands of Philip Austin, a meandering fence to a pin for a corner; running thence along lands formerly of Delaware and Lackawanna Railroad Company North 35 degrees 10 minutes 29 sec-

BRADFORD COUNTY LAW JOURNAL

onds West 400.70 feet through a pin to the point and place of beginning, containing 4.71 acres of land, strict measure.

BEING the same premises which Doris I. Schmidt, Widow, by a deed dated August 19, 1983 and recorded September 13, 1983 in Bradford County Deed Book Volume 691 at Page 77, granted and conveyed unto Larry F. Green and Mary E. Green, his wife.

ALSO BEING the same premises which Larry F. Green and Mary E. Green, husband and wife granted and conveyed to Freeman E. Stephens, by Deed dated August 24, 2006, and recorded in the Office of the Bradford County Recorder of Deeds on October 4, 2006, as Instrument Number 200612852.

BEING Known as 5270 Centerville Road, Sayre, PA 18840.

Tax Parcel No. 09-005.00-105.

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 EMC MORTGAGE vs. FREEMAN STEPHENS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 9, 2016

Mar. 8, 15, 22