

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

Archer, Nancy J.

Late of Towanda Borough (died September 29, 2022)

Executrix: Mary E. Harris, 1676 Haighs Pond Road, Rome, PA 18837

Attorney: Christina Fleury, Esquire, Attorney at Law, 517 Main Street, Towanda, PA 18848

Burnside, Alberta C.

Late of East Smithfield Township (died July 13, 2022)

Administrator: Timothy Burnside c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Coldiron, Beverly A.

Late of East Smithfield Township (died August 2, 2022)

Co-Executors: David S. Coldiron and Stephen A. Coldiron c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola &

Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Cole, Martha Margaret Anderson

Late of Towanda Borough (died February 14, 2022)

Administratrix: Trudy K. Mellott, 312 York Avenue, Towanda, PA 18848

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Curry, John R.

Late of Franklin Township (died September 5, 2022)

Co-Executors: Karen S. Hall and Kevin S. Curry c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Garrison, Leona S. a/k/a Leona I. Garrison

Late of Troy Borough (died October 11, 2022)

Executrix: Dianne G. Pint, 1106 Redington Avenue, Troy, PA 16947

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

Hoose, Ronald Eugene a/k/a Ronald E. Hoose

Late of Ridgebury Township (died June 15, 2022)

Executrices: Sharen Gilbert, 118 Bennett Road, Pine City, NY 14871, Karen Gray, 351 Pine Street, Elmira, NY 14904 and Marcella Hoose, 13197 Berwick Turnpike, Gillett, PA 16925

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

BRADFORD COUNTY LAW JOURNAL

Labosky, Marilyn J.

Late of Athens Township (died August 3, 2022)

Executrices: Mary B. Gowan, 201 N. River Street, Athens, PA 18810 and Melissa Townsend, 33566 Chapel Road, Milan, PA 18831

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

Lanko, Gerald

Late of Smithfield Township (died May 23, 2022)

Executor: Nicholas J. Lanko, 440 Belgo Road, Castleton, VT 05735

Milarta, Susan Carol

Late of Towanda Township (died August 10, 2022)

Administratrix: Susan Wenzinger, 4513 Mercer Place, Vestal, NY 13850

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Smith, Gloria A.

Late of Orwell Township (died May 26, 2022)

Executor: Jeffrey Smith 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

Thomas, Peggy V. a/k/a Peggy VanHorn Thomas

Late of Asylum Township (died August 7, 2022)

Executor: Randy Davenport, 3645 North Rome Road, Ulster, PA 18850

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Thomas, Thelma

Late of Sayre Borough (died September 27, 2022)

Executrix: Melissa Bowers, 32 Wilcox Estates Drive, Waverly, NY 14892

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

VanDusen, Joyce A.

Late of Towanda Borough (died September 25, 2022)

Executor: Thomas Benjamin 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

Wooward, Clara L.

Late of Alba Borough (died September 29, 2022)

Executor: Marvin M. Woodward, 90 Old Sandhurst Landing, Johns Creek, GA 30022

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

SECOND PUBLICATION

Alexander, Lamarr

Late of Burlington Township (died September 24, 2022)

Executor: Darin Alexander, 5518 Fairview Rd., Towanda, PA 18848

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

Fariello, Peter S.

Late of Litchfield Township (died August 21, 2022)

Executrix: Karen Fariello, 58 Shelby Road, Athens, PA 18810

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

Hale, Miriam V. a/k/a Miriam Valden Hale

Late of Rome Borough (died August 17, 2022)

BRADFORD COUNTY LAW JOURNAL

Executor: Jeffrey Douglas Hale, 1729 Union Center Maine Hwy., Endicott, NY 13760

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second Street, P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

THIRD PUBLICATION

Schneider, Sarah L. a/k/a Sarah Louisa Schneider a/k/a Sarah K. Schneider

Late of North Towanda Township (died July 27, 2022)

Executrix: Judith C. McGee, 380 Pennsylvania Avenue, Monroeton, PA 18832
Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Sprowls, James Donald a/k/a James D. Sprowls

Late of Sayre Borough (died August 12, 2022)

Co-Executors: David Sprowls, 408 N. Wilbur Avenue, Sayre, PA 18840 and Sara Sprowls, 1034 Weldin Circle, Wilmington, DE 19803

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

Talada, Doris Ann Rogers a/k/a Doris A. Talada

Late of Athens Borough (died May 8, 2022)

Executrix: Diane E. Williams, 215 Chestnut Street, Athens, PA 18810
Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Vanderpool, Robert W., Sr. a/k/a Robert W. Vanderpool

Late of Rome Township (died August 21, 2022)

Executrix: Heather Vanderpool c/o Niemiec, Smith & Pelling, Attorneys-

at-law, 427 Main Street, Towanda, PA 18848

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

Wilhelm, Irma G.

Late of Sayre Borough (died February 20, 2022)

Co-Executors: Claire Gallagher and Robert Nelson, 215 Atkinson Avenue, Savannah, GA 31404

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that REALJO, INC., a Pennsylvania Corporation, having its registered office located at 170 Elmira Street, Troy, PA, has filed Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, approved May 5, 1933, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be ended upon the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

DAVID J. BRANN, ESQUIRE
BRANN, WILLIAMS, CALDWELL
& BLANEY

Attorneys at Law
1090 West Main Street
Troy, PA 16947

Nov. 1

REGISTER'S NOTICE

0821-0165 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF LAURA F. PINGATORE, Executrix of the Estate of Louis J. Ferro, late of Litchfield Township, Bradford Co., PA.

BRADFORD COUNTY LAW JOURNAL

The same will be presented to the Orphans' Court on the 8th day of November, 2022.

Sheila M. Johnson
Register of Wills

Oct. 25; Nov. 1

**MISCELLANEOUS
LEGAL NOTICE**

IN THE COURT OF COMMON
PLEAS OF BRADFORD COUNTY,
PENNSYLVANIA

DOCKET NO. 2022FC0188

CUSTODY ACTION

Dennis H. Spencer and Becky Spencer
vs.

Marcus J. Frisbie, Cheri Frisbie and
Heather Frisbie

NOTICE

TO: MARCUS J. FRISBIE AND CHERI
FRISBIE

You are hereby notified that a Complaint for Custody, naming you as the natural parents of the minor children, M.J.F. and J.M.F., was filed with the Court on June 17, 2022 and reinstated on October 11, 2022. You are further notified that, by Order of Court dated October 18, 2022, the above-captioned matter is scheduled for a preliminary custody conference on November 30, 2022, at 8:30 a.m. at the Bradford County Courthouse, before Robert B. McGuinness, Hearing Master.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the

relief requested by the Plaintiffs. You may lose money or property or other rights (including custody) important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT REDUCED FEE OR NO FEE.

Bradford County
Prothonotary's Office
Bradford County Courthouse
301 Main Street
Towanda, PA 18848
(570) 265-1705

GARY L. BLACK, ESQUIRE
LEPLEY, ENGELMAN, YAW &
WILK, LLC
P.O. Box 127
Canton, PA 17724

Nov. 1

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 23, 2022 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 Litchfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of S.R. 1056 (Cottons Hollow Road) where

BRADFORD COUNTY LAW JOURNAL

the lands of Thomas C. Johnson and Patricia A. Fiorillo comes together with the property described in this deed; thence follow the center line of said road North 77 degrees 55 minutes 00 second West 146.15 feet to another point in the center line of S.R. 1056 for a corner; thence leave the center line of said road and to North 10 degrees 58 minutes 56 seconds East 59.41 feet through a pin set near the northern edge of S.R. 1056 and on to a second pin for a corner; thence North 70 degrees 35 minutes 11 seconds East 372.37 feet to a pin for a corner; thence South 75 degrees 14 minutes 47 seconds East 141.15 feet to a pin for a corner; thence South 04 degrees 01 minute 16 seconds West 220.25 feet through a pin set near the northern edge of S.R. 1056 and on to a point in the center line of said road for a corner; thence follow the center line of S.R. 1056 the following five (5) courses and distances: South 88 degrees 35 minutes 38 seconds West 9.37 feet to a point; thence South 88 degrees 39 minutes 31 seconds West 14.44 feet to a point; thence North 87 degrees 00 minute 20 seconds West 90.12 feet to a point; thence North 82 degrees 07 minutes 55 seconds West 78.92 feet to a point; thence North 79 degrees 19 minutes 43 seconds West 151.29 feet to another point in the center line of S.R. 1056, which is the point and place of beginning. CONTAINING 1.984 acres.

BEING AND INTENDING to describe Lot 5, 1.984 acres on Subdivision of Lands of David M. DeCristo, survey by MillStone Surveying, John W. Ward, Professional Registered Surveyor, and which survey was dated June 9, 2008 and being Map No. L-5. Said subdivision was approved by the Litchfield Planning Commission on December 16, 2008.

ALSO BEING part of the lands conveyed by Phoebe A. Shoemaker, widow, to David M. DeCristo and Amy L. DeCristo, his wife, by deed dated June 27, 2008 and

recorded July 8, 2008 as Bradford County Instrument Number 200810266.

BEING KNOWN AS: 2323 COTTON HOLLOW RD., ATHENS, PA 18810.

PROPERTY ID: 23-021.00-027-001.

TITLE TO SAID PREMISES IS VESTED IN ROBERT A. COOLBAUGH BY DEED FROM DAVID M. DECRISTO AND AMY L. DECRISTO, HIS WIFE DATED 02/12/2009 RECORDED 02/13/2009 INSTRUMENT NUMBER 200902616.

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 SELENE FINANCE LP vs. ROBERT A. COOLBAUGH.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office,
Towanda, PA
November 2, 2022

Nov. 1, 8, 15

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 23, 2022 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 RIDGEBURY, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Township Road No. 700, said point being the following two courses and distances northerly along the center line of said road from the common intersecting point of the center line of said Township Road and the northerly boundary line of lands of Catherine Gratkowski, now or formerly; North 6 degrees 48 minutes West 100 feet to a point; North 10 degrees 50 minutes West 271.4 feet to a point, the place of beginning; thence North 10 degrees 50 minutes West 168.6 feet along the center line of said Township Road to a point, being the northwest corner of the herein described lot; thence through a pin and along other lands of the grantors, now or formerly; North 85 degrees 10 minutes East 389.2 feet to a pin for a corner; thence still along other lands of Grantors, now or formerly, South 10 degrees 50 minutes East 168.6 feet to a pin for a corner; thence still along other lands of Grantors, now or formerly, and a stone wall, South 85 degrees 10 minutes West 389.2 feet through a pin to the center of said Township Road, the place of beginning.

CONTAINING 1.49 ACRES OF LAND, be the same more or less. The herein description is taken from survey #6415 made by George K. Jones, Bradford County Surveyor, November 21, 1967.

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 DANIEL BARRETT vs. MELISSA WANDELL FRANCIS & EOG RESOURCES, INC.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office,
Towanda, PA
November 2, 2022

Nov. 1, 8, 15

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 23, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Description

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

Lot No. 1:

BOUNDED on the North by lands now or formerly of Manley Norton; on the East by the center of South Branch Creek; on the South by an alley; and on the West by Second Street or the State Line and Sullivan Railroad. Said land being fifty feet on the last mentioned boundary and running Eastward to the center of said creek;

RESERVING therefrom sixteen feet along Second Street or railroad lands for the purpose of a drive or road, also the alley running across the above-described lot as laid down on the Overton's Map of New Albany, it being Number 10 of Block 13 on said map, and also the same width East after crossing the alley to the center of said creek.

Lot No. 2:

BEGINNING at a point on the southerly side of an alley and Southerly 35 feet to an iron pin in lands now or formerly of Hugo; thence easterly along said Hugo to the center of South Branch Creek; thence northerly along said creek 35 feet, more or less, to the side of the aforesaid alley; thence westerly along said alley to the place of beginning.

Lot No. 3:

BEGINNING at a set pin marking the northwest corner of lands to be conveyed, said pin being South 85° 30' East 57.24 feet

BRADFORD COUNTY LAW JOURNAL

from a set pin along the eastern edge of Railroad Street; thence proceeding along lands now or formerly of James J. McMahon and Pauline J. McMahon, and through a set pin, South 85° 30' East 96.56 feet to a point along the western edge of the South branch of the Towanda Creek; thence proceeding along the South Branch of the Towanda Creek, South 10° 37' 10" West 54.93 feet to a point; thence proceeding along lands now or formerly of McGroarty, and through a set pin, South 88° 41' 39" West 85.25 feet to a set pin; thence proceeding along lands now or formerly of McGroarty, North 00° 49' 24" West 63.51 feet to a set pin and the point and place of beginning.

CONTAINING 0.123 acre of land as depicted on a survey map by George K. Jones and Associates, Surveyors for Michael and Margaret McGroarty, dated August 1999, revised 8 October 1999, and recorded 22 October 1999 as Bradford County Instrument Number 199911628.

GRANTING AND CONVEYING unto the Grantees, their heirs and/or assigns, all right, title and interest in and to all oil, gas and mineral rights for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom, with the right to remove property and improvement.

FURTHER GRANTING AND CONVEYING to the Grantees, their heirs and assigns, all right, title and interest now existing in any oil, gas and/or mineral lease of record heretofore executed and that the Grantees, their heirs and assigns shall receive all interest to all future leases, including but not limited to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from the after the date hereof. This shall include an Oil and Gas Lease by Russell McMahon and Michelle McMahon to Chesapeake Appalachia, LLC.

dated September 22, 2009 and recorded to Bradford County Instrument Number 201002738 and all assignments of record heretofore.

UNDER AND SUBJECT to the ultimate width and 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 of rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record. So far as the Grantors are aware, no hazardous waste is presently being disposed or has ever been disposed on the above described property by the Grantors or any other party.

BEING KNOWN AS: 36 RAILROAD STREET, NEW ALBANY, PA 18833.

PROPERTY ID: 26-134.01-032-000-000.

TITLE TO SAID PREMISES IS VESTED IN SKYLAR AYERS AND MEGHAN AYERS, HIS WIFE BY DEED FROM CHELSY J. SNYDER, NOW BY MARRIAGE, CHELSY J. LATTIMER AND JACOB A. LATTIMER, HER HUSBAND, DATED MARCH 23, 2021 RECORDED MARCH 25, 2021 IN INSTRUMENT NO. 63923.

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 FREEDOM MORTGAGE CORPORATION vs. SKYLAR AYERS & MEGHAN AYERS.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office,
Towanda, PA
November 2, 2022

Nov. 1, 8, 15

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, November 23, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain parcels of in New Albany Borough, Bradford County, Pennsylvania, bounded and described as follows:

Parcel No. 1: Tax Parcel No. 26-134.02-058-000-000.

BEGINNING at an iron pin at the side of Front Street, said iron pin being the most northeasterly point of lot herein described and also being the southeasterly corner of other lands now or formerly owned by Lee R. and Doris M. Simons; thence from said point of beginning South 03° 33' 01" West 165.05 feet to an iron pin corner at the side of Front Street, being the most southwestly corner of lot herein described; thence along the lands now or formerly of Floyd Woodruff, being partly along an old fence line, North 86° 26' 59" West 360.00 feet to a point in an existing alley; thence North 61° 40' 23" East 217.86 feet to an iron pin; thence North 03° 33' 01" East 50.00 feet to an iron pin at the side of Lawrence Street; thence along lands now or formerly Leland Estelle South 86° 26' 59" East 75.00 feet to a tree on corner, an iron pin is situated and being 1.8 feet off corner; thence along lands now or formerly of Lee R. and Doris M. Simons South 86° 26' 59" East 100.00 feet to an iron pin at the side of Front Street, being the point and place of beginning.

Containing 0.91 acre of land as surveyed by George K. Jones and Associates, on map dated January 1988 and revised 29 March 1988.

Parcel No. 2: Tax Parcel No.: 26-134.01-102-000-000.

BEGINNING at an iron pin on Front Street at the northeast corner of other lands of Lee R. and Doris M. Simons; thence running along other lands now or formerly of Lee R. and Doris M. Simons North 86° 26' 59" West 100 feet to a tree on corner, pin being 1.8 feet off corner; thence running along lands now or formerly of Leland Estelle, being parallel to Front Street, North 03° 33' 01" East 21.2 feet to an iron pin corner, still in line of lands now or formerly of Leland Estelle; thence running along lands now or formerly of Leland Estelle South 86° 26' 59" East 100.00 feet to an iron pin corner on Front Street; thence running along Front Street South 03° 33' 01" West 21.2 feet to an iron in on Front Street, being the point and place of beginning.

Containing 0.05 acre as surveyed by George K. Jones & Associates on map dated January 1988 and revised 29 March 1988, being Map No. 10230.

Parcel No. 3: Tax Parcel No. 26-134.02-057.

BEGINNING at the southeast corner of lands now or formerly of S. D. Sterigeres, and in the center line of Front Street; thence along the line of lands now or formerly of S. D. Sterigeres South 79° West to the line of lands now or formerly H. J. Ladd, and now or formerly of Ahira Estell; thence along said lands now or formerly of Estell to a corner; thence on a line parallel to said first described line to the center of Front Street; thence along center of Front Street 70 feet to the point and place of beginning.

Containing one-half acre of land, more or less.

PARCEL NO. 3 BEING the same premises conveyed to John J. Flynn and Marianne J. Flynn, his wife, by deed of Kathryn L. Morris, single, dated 24 September 2007 and recorded 4 October 2007 as Bradford County Instrument No. 200711521.

GRANTORS GRANT AND CONVEY to the Grantee, his heirs and/or assigns

BRADFORD COUNTY LAW JOURNAL

all of their right title and interest in and to all oil, gas and mineral rights for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said lands all of the Grantee property and improvements.

Further, the Grantors grant and convey to the Grantee, his heirs and/or assigns all their right title and interest now existing, in any oil, gas and or mineral lease of record heretofore executed and that the Grantee, his heirs and/or assigns, shall receive all interest to all future leases including but not limited to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof. This shall include an Oil & Gas Lease between John J. Flynn and Marianne J. Flynn, husband and wife, to Chesapeake Appalachia, LLC, dated 13 November 2008, a memorandum of which is recorded as Bradford County Instrument No. 200903050.

PARCELS NO. 1, 2 AND 3 BEING the same premises conveyed to Christopher C. Allen, married by John J. Flynn and Marianne J. Flynn, his wife by Deed to be recorded immediately prior hereto.

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. CHRISTOPHER ALLEN & ANNA ALLEN.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office,
Towanda, PA
November 2, 2022

Nov. 1, 8, 15