

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

Bennett, Blanche A.

Late of Towanda Borough (died February 16, 2015)

Executor: Marcus Chubbuck 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

Fries, Barbara

Late of Towanda Borough (died October 20, 2014)

Executor: Christopher Fries c/o Jonathan P. Foster, Sr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

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

Tefertiller, Catherine L.

Late of Athens Borough (died March 6, 2015)

Administratrix: Robyn A. Funk, 17899 Route 6, Towanda, PA 18848

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

SECOND PUBLICATION

Aeppli, Louis A.

Late of 293 Wolf Hill Rd., Wyalusing (died March 3, 2015)

Executor: Jeffery E. Aeppli, 293 Wolf Hill Rd., Wyalusing, PA 18853

Dolan, Terence

Late of Bradford County

Executrix: Tara Reed 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, (570) 265-2175

Driesbaugh, Dorothy W.

Late of Troy Borough (died March 10, 2015)

Executrix: Julie A. Horton, 5 Longstreet Drive, Carlisle, PA 17013

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

Jones, John P.

Late of Bradford County

Executor: Robert Jones 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, (570) 265-2175

O'Connor, Mary Margaret a/k/a Mary Margaret Webster O'Connor a/k/a Mary M. O'Connor

Late of Athens Township (died February 26, 2015)

Co-Executors: Debra J. Chidester, 521 Chenango Street, Binghamton, NY 13901 and Patrick D. O'Connor, CMR 427, Box 2949, APO, AE 09630

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

Panasevicz, Robert

Late of Bradford County (died August 19, 2014)

Executor: Brian Panasevicz 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

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Williams, Marie E.

Late of Towanda (died November 5, 2014)

Executrix: Marlene L. Mosier c/o Patrick Lee Beirne, Esquire, 11 Bridge St., P.O. Box 231, Towanda, PA 18848

Attorney: Patrick Lee Beirne, Esquire, 11 Bridge St., P.O. Box 231, Towanda, PA 18848

Wilson, Ellen M.

Late of Wyalusing Borough (died February 19, 2015)

Executor: Gary W. Wilson, 4009 Dexter Ave., Erie, PA 16504

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

Wolf, Sandra H.

Late of Wells Township

Co-Executors: Lester Edward Wolf, 1683 Judson Hill Road, Gillett, PA 16925 and Arlene A. Jerzak, 1524 Baker Road, Millerton, PA 16936

Attorneys: Loomis | Koernig, 14 South Main Street, Mansfield, PA 16933, (570) 662-2157

THIRD PUBLICATION

Dewing, Martha A.

Late of Warren Township (died January 15, 2015)

Executor: Ronald E. Dewing, 1454 Newman Road, Warren Center, PA 18851

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

Flynn, Karen A.

Late of Albany Township (died February 4, 2015)

Executrix: Michelle Schum 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

Hercenberg, Eric Thomas

Late of Terry Township (died February 26, 2015)

Executor: Timothy Dmitry Hercenberg c/o Richard A. Wilson, Esquire, 104 State St., P.O. Box 769, Wyalusing, PA 18853

Attorney: Richard A. Wilson, Esquire, 104 State St., P.O. Box 769, Wyalusing, PA 18853, www.richardwilson.com, (570) 746-3480

Mallow, Elizabeth B.

Late of 293 Wolf Hill Rd., Wyalusing (died February 21, 2015)

Executors: Jeffery E. Aeppli and Harriet B. Roof, 293 Wolf Hill Rd., Wyalusing, PA 18853

Salsman, Albert D.

Late of Wilmot Township (died February 11, 2015)

Executor: Wayne Salsman 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

Williams, Roland L.

Late of Rome Township (died January 9, 2015)

Administrator: Daniel R. Williams, 144 Williams Drive, Sayre, PA 18840
Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Woroniak, Michael H., Sr.

Late of Ulster Township (died November 22, 2014)

Executrix: Lisa A. Tilley 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

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed

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with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

METADYNE

EXPORT CORPORATION

The Articles of Incorporation were filed on March 20, 2015.

Apr. 7

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, 54 Pa. C.S.A. 301 et seq., that an application for Registration of Fictitious Name of:

THE CENTRAL ON 6

was filed with the Department of State, Harrisburg, Pennsylvania, on March 16, 2015. Said business shall have its principal place of business at: 16749 Route 6, Troy, Pennsylvania. The names and addresses of the persons owning or interested in said business are: Robert Ryan Wood, 216 Bridge Street, Athens, Pennsylvania and John D. Thurston, 887 Glen Valley Road, Athens, Pennsylvania.

J. WESLEY KOCSIS, ESQUIRE
KOCSIS LAW OFFICE
180 North Elmira Street
Athens, PA 18810

Apr. 7

**MISCELLANEOUS LEGAL
NOTICE**

IN THE COURT OF
COMMON PLEAS OF BRADFORD
COUNTY, PENNSYLVANIA

NO. 2015QT0003

LARRY L. VANDERPOOL, JR. and
LACEY K. VANDERPOOL,
Plaintiffs

vs.

MAURICE J. ALLEN, his successors,
heirs, administrators and assigns
or anyone claiming by through
or under them,
Defendants

TO: MAURICE J. ALLEN, his heirs and assigns and any and all other interested persons

YOU ARE HEREBY NOTIFIED that the Plaintiffs have commenced an action against you which you are required to defend. You are required to answer the Complaint within 20 days after the appearance of this notice.

If you fail to answer the Complaint within 20 days, a preliminary judgment may be entered against you, with the said judgment becoming final 30 days thereafter.

This action concerns the land described as follows:

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

BEGINNING at the center of the highway leading from Herrickville to Rummerfield and corner of lands now or formerly of Fred O'Conner; thence North 87° West along the line of lands now or formerly of the said O'Conner, 20 rods to a corner; thence North 3° East 16 rods to a corner; thence South 87° east 20 rods to the center of the said highway; thence South 3° West along center line of said highway to the place of beginning.

CONTAINING 2 acres of land, be the same more or less.

EXHIBIT "B"

BEING AND INTENDING to convey the same premises as conveyed to Larry L. Vanderpool, Jr. and Lacey K. Vanderpool

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by deed dated September 13, 2013 from Larry L. Vanderpool and Margene Faith Vanderpool and recorded on September 24, 2013 to Bradford County Instrument Number 201318733.

NOTICE

If you wish to defend, you must enter a written appearance personally or by 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 plaintiff. You may lose money or property or other rights 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 A REDUCED FEE OR NO FEE.

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

Apr. 7

MORTGAGE FORECLOSURE NOTICE

IN THE COURT OF
COMMON PLEAS OF BRADFORD
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW

NO. 2014-MF-0069

JPMorgan Chase Bank,
National Association,
Plaintiff

vs.

Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From
or Under David W. Gower, Deceased,
Defendant(s)

NOTICE OF SHERIFF’S SALE OF
REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest From or
Under David W. Gower, Deceased,
Defendant(s), whose last known address
is 224 Hugh Street, Athens, PA 18810

Your house (real estate) at: 224 Hugh
Street, Athens, PA 18810, 07-020.15-014-
000-000, is scheduled to be sold at Sheriff’s
Sale on May 27, 2015 at 10:00 A.M., at
Bradford County Sheriff’s Office, Court-
house, 301 Main St., Towanda, PA 18848,
to enforce the court judgment of \$79,603.07,
obtained by JPMorgan Chase Bank, National
Association (the mortgagee) against
you.

NOTICE OF OWNER’S RIGHTS—
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF’S SALE

To prevent this Sheriff’s Sale you must
take immediate action: 1. The sale will be
cancelled if you pay back to JPMorgan
Chase Bank, National Association, the
amount of the judgment plus costs or the
back payments, late charges, costs and reasonable
attorneys fees due. To find out how
much you must pay, you may call: (610)
278-6800. 2. You may be able to stop the
sale by filing a petition asking the Court to
strike or open the judgment, if the judgment
was improperly entered. You may also ask
the Court to postpone the sale for good cause.
3. You may be able to stop the sale through

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other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (570) 265-1701. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE

THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Bradford County
Lawyer Referral Service
Bradford County Local Counsel
301 Main St.
Towanda, PA 18848
(570) 265-1705

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

CHRISTOPHER A. DeNARDO,
ESQUIRE
BRADLEY J. OSBORNE, ESQUIRE
LEEANE O. HUGGINS, ESQUIRE
SARAH K. McCAFFERY, ESQUIRE
KRISTEN D. LITTLE, ESQUIRE
KATHERINE M. WOLF, ESQUIRE
SHAPIRO & DeNARDO, LLC
Attys. for Plaintiff
3600 Horizon Dr.
Ste. 150
King of Prussia, PA 19406
(610) 278-6800

Apr. 7

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, April 29, 2015 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 Franklin, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

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BEGINNING in the center of the Towanda Creek; thence northerly to a post on the north bank of said creek on the lines between the lands of U. G. Crofut, now or formerly and that herein described, being 51 feet easterly from the southeast corner of grist mill on the land herein conveyed; thence along the west side of a barn belonging to said Crofut, now or formerly, North 35° West along the west side of barn 24 feet; thence along lands of said Crofut, now or formerly; North 22 1/2° East 96 feet and 03 inches to the center of the Towanda Creek road; thence westwardly along the center of said road to the northeast corner of lands of estate of John Williams, now or formerly; thence southwardly along the lands of said Estate, now or formerly, to the southeast corner of the same; thence westerly along line of John Williams Estate, now or formerly, and Helen Phelps, now or formerly, to the southwest corner of Helen Phelps, now or formerly, thence southwardly to pond or creek in same direction as the west line of Helen Phelps, now or formerly; thence easterly along the center of the said pond or creek to the place of beginning. CONTAINING about one acre, be the same more or less.

ALSO, the privileges of adjoining the mill dam to the south shore of the Towanda Creek; beginning one rod below the said dam; thence by lands of D. E. Cole, now or formerly, one rod; thence westerly 10 rods; thence northerly one rod to the pond or creek; thence easterly down said creek to the place of beginning. Being the same dam, creek or pond used in connection with the grist mill on the lot hereinbefore described.

AND ALSO, the rights to a private road in said Township as reserved in a deed of Edwin O. Wiley to Mathias M. Platt, dated July 5, 1882, and recorded in the office for recording deeds in said County in Deed Book Volume 193 at Page 0041 and which reservation is stated as follows: However, the parties of the first part reserve to themselves and their heirs and assigns the privilege of a

roadway passing down to said Towanda Creek from the mill yard between the house and barn now situated on the described lot, said paassage or roadway being on the south side of the house and reserved for convenience and necessities or repairs and maintenance of the grist mill, by E. O. Willey and his heirs and assigns at any time.

ALSO, the parties of the first part, their heirs and assigns reserve the right and privilege of attachment of the mill sheds to the side of the said barn as it now is, and maintain as long as they please or require the same by repair or renewal. The above reservations shall be and remain in perpetuity to the heirs and assigns of the parties of the first part, as well as to themselves.

This conveyance is made UNDER and SUBJECT to any and all rights of the Commonwealth of Pennsylvania, Department of Highways, in and to a portion of the premises to be acquired for a highway for the use of the public under agreement #33303, dated December 10, 1964.

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.

So far as the Grantors are aware, no hazardous waste is presently being disposed or has ever been disposed of on the above described property by the Grantors or any other party.

BEING the same premises conveyed by Paul O. Dodge, Jr. and Mary Dodge to Mark K. Schultz and Dawn M. Schultz by deed dated December 30, 1993, recorded December 30, 1993 in Bradford County Record Book 278 at Page 0232.

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

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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 C&NBANK vs. MARK SCHULTZ.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 8, 2015

Apr. 7, 14, 21

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, April 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL NO. 38-073.00-191
205 Hornbrook Road
Towanda, PA 18848

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

BEGINNING at a point located in the Westerly side of Legislative Route 08194, formerly Township Road No. 677, said place of beginning being located South 66 degrees West 48 feet from a pin marking a common corner of other lands of former Grantors, and property now or formerly of Emily A. Towner; thence South 66 degrees West along the Westerly side of said Legislative Route 08194, 200 feet to a point for a corner; thence South 40 degrees East 225 feet to a point for a corner; thence North 66 degrees East 200 feet to a point for a corner; thence North 40 degrees West 225 feet to the point and place of beginning.

CONTAINING approximately 1 acre of land with house, barn and shed located thereon.

UNDER AND SUBJECT to a right of way conveyed to Northern Pennsylvania Power Company (now Penelec) in Deed recorded May 1, 1946 in Bradford County Deed Book 433 at page 150.

BEING the same premises conveyed to Dennis Cote, single, by Amy Cote, single, by deed dated July 31, 2008 and recorded August 4, 2008 to Bradford County Instrument No. 200811986.

PARCEL NO: 49-086.04-367
36 Elm Street, Towanda, PA 18848

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

ON the north by lands now or formerly of the Estate of Elias Powell, on the east by lands formerly of Stephen Lewis, now or formerly of Ray Chilson; on the South by Plank Road Street; and on the west by lands formerly of N. Loewus Anna Platt and Jesse Vanderpool. The said lot having thereon erected a frame dwelling.

BEING Parcel No. 1 conveyed to Dennis D. Cote by Amy S. Cote by Deed dated and recorded December 5, 2006 to Bradford County Instrument Number 200615640.

PARCEL NO: 38-073.00-190
227 Hornbrook Road
Towanda, PA 18848

ALL that certain piece or parcel of land situate in the Township of Sheshequin, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

ON the north by the public highway known as the "River Road" on the east by lands formerly of Franklin Blackman, later Harry Griggs Estate, now or formerly of Helen G. Horton et vir, Frank Allen formerly, now or formerly of Emily A. Towner, and now or formerly by the Quarry Glen Club, and on the south and west by the Susquehanna River. CONTAINING 15 acres of land, be the same more or less.

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EXCEPTING AND RESERVING therefrom a lot situate in the northwest corner of the property conveyed. BEGINNING at an iron peg, on the southern edge of the River Road about 125 feet from the river; thence southerly approximately parallel with the river 150 feet to an iron peg for a corner; thence westerly to the Susquehanna River 125 feet; thence northerly along the said river to the said highway about 150 feet; and thence along the highway to the place of beginning.

Also, EXCEPTING AND RESERVING from the above described land approximately 6/10 of an acre conveyed to Julia M. Keller and more fully described in a certain deed dated May 29, 1952 and recorded in Deed Book 482 at Page 365.

Also, EXCEPTING AND RESERVING approximately 14/100 of an acre of land conveyed to Julia M. Heller and Claud L. Heller and more fully described in a certain deed dated April 30, 1959 and recorded in Deed Book 538 at page 392.

Also, EXCEPTING AND RESERVING from the above described land approximately 1 acre, more or less, conveyed to Joseph E. Zingesser, Jr. and Lois Zingesser his wife, by deed dated June 23, 1978 and recorded June 23, 1978 in Bradford County Deed Book 655 at Page 96.

Also, EXCEPTING AND RESERVING from the above described land approximately 22,500 square feet, more or less, conveyed to J. Leonard Graham and Verna Graham, his wife, by deed dated August 15, 1968 and recorded August 16, 1968 in Bradford County Deed Book 590 at Page 199.

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 Parcel No. 2 conveyed to Dennis D. Cote by Amy S. Cote by Deed dated and recorded December 5, 2006 to Bradford County Instrument Number 200615640.

Seized and taken in execution to be sold as the property of Dennis D. Cote a/k/a Dennis Cote at suit of First Citizens Community Bank, Mansfield, PA.

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. DENNIS COTE.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 8, 2015

Apr. 7, 14, 21

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, April 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Stevens Township, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at the common intersecting point of the center line of State Highway Route No. 706 with the center line of an old road, said point being the most southeasterly corner of the lands about to be described and being a southerly corner of lands now or formerly of Christos Exarchos; thence from said point of beginning and continuing along the center line of State Highway Route

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No. 706, the following four courses and distances: (1) South 55 degrees 53 minutes West 71.2 feet to a point; (2) South 62 degrees 48 minutes West 104.3 feet to a point; (3) South 72 degrees 01 minutes West 96.8 feet to a point; and (4) South 77 degrees 28 minutes West 221.3 feet to a point; said point being the southwesterly corner of the lands hereby described; thence along the easterly line of lands now or formerly of Floyd Preston and lands now or formerly of Rodrick P. Otis et al, North 2 degrees 15 minutes East 214.4 feet through a pin located at or near the northerly right-of-way line of State Highway Route No. 706 and through a pin marking the southeasterly corner of lands of said Otis et al to pin marking the northeasterly corner of lands of said Otis et al and a northwesterly corner of lands hereby described; thence along other now or formerly of Floyd Preston, South 63 degrees 27 minutes East 190.7 feet through a pin located at or near the westerly right-of-way line of Township Road No. 634 to a point in the center of said road; thence along the center of Township road No. 634, the follow three courses: (1) North 26 degrees 41 minutes East 123.7 feet to a point; (2) North 11 degrees 17 minutes East 54.54 feet to a point; and (3) North 12 degrees 11 minutes West 42.1 feet to the common intersecting point of the center line of Township Road No. 634 with the center line of an old road; thence along the center of said old road, said line being a southeasterly line of lands of Christos Exarchos, now or formerly, South 52 degrees 57 minutes East 279.8 feet to the common intersecting point of center line of said old road with the center line of State Highway Route No. 706, being the point and place of beginning.

CONTAINING 1.54 acres of land, more or less, as shown on a survey prepared by George K. Jones & Associates, dated July 20, 1979, and bearing Map No. 10154.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey M. Parkhurst, by Deed

from Derrick B. Insinger, dated 03/18/2013, recorded 11/25/2013 in Instrument Number 201323314.

Tax Parcel: 44-090.00-052.

Premises Being: 32 Devine Road, Wyalusing, PA 18853-8555.

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, N.A. vs. JEFFREY PARKHURST.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 8, 2015

Apr. 7, 14, 21

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, April 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THOSE CERTAIN lots, pieces or parcels of land situate, lying and being in the Township of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at a point in the south line of Clinton Street, 176.85 feet westerly from the northwest corner of Lot No. 4 as recorded in the Bradford County Book of Maps. Vol. 1, Page 75, and running thence southerly parallel with the westerly line of premises of Robert Kilpatrick, 131 1/2 feet, more or less, to the south line of Lot No. 6; thence westerly along the south line

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of Lot No. 6, 170 feet to the southeast corner of Lot No. 8; thence northerly along the east line of Lot No. 8, 131.32 feet to a point in the south line of Clinton Street; thence easterly along the south line of Clinton Street, 170 feet to the place of beginning.

EXCEPTING AND RESERVING therefrom the following described property which was sold by Deed dated May 9, 1958 and recorded in Book 528 at page 444: BEGINNING at a point in the south line of Clinton Street 261.85 feet westerly from the northwest corner of Lot No. 4 as recorded in Bradford County Book of Maps Vol. 1, Page 75, and running thence southerly parallel with the east line of Lot No. 8, 131 1/2 feet, more or less, to the south line of Lot No. 6; thence westerly along the south line of Lot No. 6, 85 feet to the southeast corner of Lot No. 8; thence northerly along the east line of Lot No. 8, 131.72 feet to a point in the south line of Clinton Street; thence easterly along the south line of Clinton Street 85 feet to the place of beginning.

LOT NO. 2: BEGINNING at a point in the south line of Clinton Street, 155 feet westerly from the northwest corner of Lot No. 4 as recorded in Bradford County Book of Maps Vol. 1, Page 75 and running thence southerly along the westerly line of premises of Robert Kilpatrick 131 1/2 feet, more or less, to the south line of Lot No. 6, 21.85 feet to the southeast corner of lands heretofore conveyed to Bennett; thence northerly along the east line of lands of Bennett 131.32 feet to a point in the south line of Clinton Street; thence easterly along the south line of Clinton Street 21.85 feet to the northwest corner of said Kilpatrick premises and the place of beginning.

BEING KNOWN AS: 129 CLINTON STREET a/k/a 294 CLINTON STREET, SAYRE, PA 18840.

BEING THE SAME PREMISES which Christopher Bentley and Dianne H. Bentley, Deed dated January 9, 2002 and recorded

January 15, 2002 in the Office of the Recording of Deeds, in and for Bradford County, in Record Book Volume 200200610, granted and conveyed unto DAVID L. MITCHELL, SR.

PARCEL #09-020-23-413.

INTEREST AFTER JUDGMENT AT SIX (6%) PERCENT: \$ 11.02 PER DIEM. ASSESSED VALUE: \$29,600.00.

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 CITIMORTGAGE, INC. vs. ES-TATE OF DAVID L. MITCHELL, SR.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 8, 2015

Apr. 7, 14, 21

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, April 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN piece, parcel and lot of land, situate, lying and being in the Borough of Sayre, County of Bradford and State of Pennsylvania, bounded and described as follows:

Lot No. 103 according to a plot or survey made by Z. F. Walker and known as Sayre Heights Plot, Harris location and recorded in Bradford County Book of maps No. 1, Page 36, and bounded as follows:

On the North by lands now or formerly of E. H. Johnston; on the East by lands now

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or formerly of W. S. White; on the South by lands now or formerly of Lena S. Frank, and on the West by Summit Street, having a frontage of sixty eight and five-tenths (68.5) feet on Summit Street, and a depth of One Hundred Forty (140) feet.

BEING the same premises which Ro-mayne L. Smith, by Deed dated February 3, 2005 and recorded February 7, 2005 in the Office of the Recorder of Deeds in and for Bradford County in Deed Instrument #200501249, granted and conveyed unto Keith A. Wilber and Brenda S. Bakley, as joint Tenants with the Right of Survivorship.

BEING PARCEL NO.: 36-020-23-146-000-000.

BEING KNOWN AS 305 Summit Street, Sayre, PA 18840.

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 GOLDMAN SACHS MORTGAGE COMPANY vs. BRENDA BAKLEY & KEITH WILBER.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 8, 2015

Apr. 7, 14, 21

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, April 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain lot, piece or parcel of land lying and being in the Borough of Athens, County of Bradford and Commonwealth of

Pennsylvania, bounded and described as follows:

Beginning at an iron pin in the West line of Church Street at the Northeast corner of the property owned by Clarence Hatch, now or formerly; thence North 84° 20' West 64.6 feet to an iron pin; thence South 81° 59' West 48 feet to an iron pin in a corner of the VanScoten property, now or formerly; thence North 8° 10' West 28 feet to an iron pin; thence North 81° 50' East along line of lands recently contracted to Harvey Woodburn, now or formerly, 68.5 feet to an iron pin; thence South 76° East to an iron pin 56.3 feet, being in the West line of Church Street; thence along the West line of Church Street South 14° 45' West 24 feet to the place of beginning. There being house and garage thereon.

Being the same premises conveyed to James A. Onofre, Jr. single, by deed of Betty L. Hayford, widow, dated October 25, 2007 and recorded October 26, 2007 as Bradford County Instrument Number 200712413.

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.

So far as the Grantor is aware no hazardous waste is presently being disposed of or has ever been disposed of on the above described property by the Grantor or any other party.

Being known as: 411 CHURCH STREET, ATHENS, PENNSYLVANIA 18810.

Title to said premises is vested in Joseph M. Barrows by deed from James A. Onofre, JR., single dated April 15, 2008 and recorded April 17, 2008 in Instrument Number 200804639.

PARCEL ID: 08-020.17-158-000-000.

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Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of OCWEN LOAN SERVICING vs. JOSEPH M. BARROWS.
Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
April 8, 2015

Apr. 7, 14, 21

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, April 29, 2015 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 Herrick, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the center of a road leading from State Highway No. 08026 to State Highway No. 08103, the first road connecting the said highways east of the Village of Herrickville at a corner, being the corner between the lands of Marian Watson, now or formerly, and Clyde Lent, now or formerly; thence westerly along line of Clyde Lent’s lands, now or formerly, 102 feet to a point for a corner; thence southerly along other lands of Marian Watson, now or formerly, 147 feet to a point for a corner between lands of Marian Watson, now or formerly, and lands of Paul Watson, now or formerly; thence easterly along Paul Wat-

son’s land, now or formerly, 102 feet to the center of the said highway; thence northerly along the center of the said highway, 147 feet to the place of beginning.

CONTAINING slightly over one-half acre, be the same more or less.

Premises being: 167 Lent Road, Wyal-sung, PA 18853

BEING the same premises which Kenneth L. Kring and Kathleen A. Kring, husband and wife, by Deed dated March 2, 2007 and recorded March 5, 2007 in the Office of the Recorder of Deeds in and for Bradford County in Deed Book 251 Page 697, granted and conveyed unto David R. Reichard and Tammy s. Reichard, husband and wife.

BEING PARCEL NO.: 20-076.01-022-000-000.

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 WELLS FARGO BANK vs. TAMMY REICHARD & DAVID REICHARD, JR.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
April 8, 2015

Apr. 7, 14, 21

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 Wed., April 29, 2015 at 10:00 o’clock in the forenoon the following described property to wit:

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BEGINNING at an iron stake marking the southwest corner of Maple and South Wilbur Avenue, eighty-one (81) feet and five (5) inches along the South line of Maple Street westward to a corner marked by the iron pin; thence southerly ninety-five (95) feet and six (6) inches to a corner marked by iron pin; thence westwardly and parallel with Maple Street, forty-two (42) feet and five (5) inches to an iron pin for a corner; thence northerly ninety-five (95) feet and six (6) inches to Maple Street; thence easterly forty-four (44) feet to the place of beginning.

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.

PROPERTY ADDRESS: 301 MAPLE STREET, SAYRE, PA 18840-1505.

PARCEL: 36-020.22-416-000-000.

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 NATIONSTAR MORTGAGE vs. HERBERT LUBITZ.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 8, 2015

Apr. 7, 14, 21

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, April 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

Beginning at a point in the east line of Chestnut Street distant one hundred fourteen (114) feet south from the southwest corner of land now or formerly of Joseph Varner; running thence easterly and at a right angle to Chestnut Street one hundred fifty (150) feet to a point in the west line of land now or formerly of F. R. West; running thence southerly and parallel with Chestnut Street along the west line of said West property forty-six (46) feet to a corner; running thence westerly and at a right angle to Chestnut Street one hundred fifty (150) feet to a corner in the east line of same; running thence northerly along said east line forty-six (46) feet to the place of Beginning.

Premises being: 205 Chestnut Street, Sayre, PA 18840.

Parcel # 36-020.18-123.

IMPROVEMENTS: Residential Dwelling.

TAX ID # 36-020.18-123.

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. JOSEPH LYNCH.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 8, 2015

Apr. 7, 14, 21

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, April 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point on Railroad Street, the Northeast corner or lot now or formerly of Thompson, now or formerly of Raymond Sickler; thence running Westerly along said Sickler lot to the line of Creek Street; thence along the line of Creek Street in a Northerly course a sufficient distance to reach a point fifty (50') feet at right angles from the first above mentioned line, extended; thence Easterly parallel with the said Raymond Sickler's North line, now or formerly, to a point in Railroad Street; and thence Southerly along the line of Railroad Street Fifty (50') feet to the place of beginning. The said lot fronting fifty (50') feet on Railroad Street and running back to Creek Street, of even width throughout, and having thereon erected a frame dwelling and barn.

TOGETHER with all singular the buildings, improvements, ways, streets, alleys, passages, waters, watercourses, rights, liber-

ties, privileges, hereditaments and appurtenances whatsoever, there unto belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said Anna A. Bump, and immediately prior to the time of her decease in law, equity, or otherwise howsoever, of in, and to or out of the same.

PARCEL NO.: 50-086.07-031-000-000.

Fee Simple Title Vested in Howard S. Maines, by deed from, Julia Kelley, Executrix of the Estate of Anna A. Bump, dated 8/7/2013, recorded 9/18/2013, in the Bradford County Recorder of deeds in Deed Book 201318113.

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 PMAC LENDING SERVICES, INC. vs. HOWARD MAINES.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 8, 2015

Apr. 7, 14, 21