
Bradford County Law Journal

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Telephone (570) 888-2244 FAX (570) 888-2295

By requirement of Law and Order of Court the BRADFORD COUNTY LAW JOURNAL is made the medium for the publication of all Legal Advertisements required to be made in the County of Bradford, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Bradford County, and selected Opinions and Decisions of the Courts of Bradford County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Law Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:30 A.M. on the Monday preceding publication or in the event of a holiday on the preceding work day.

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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

Pelachik, John

Late of South Waverly Borough (died September 29, 2016)

Executor: David N. Pelachik, Country View Dr., Towanda, PA 18848

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

SECOND PUBLICATION

Bassett, Larry W. a/k/a Larry Wayne Bassett

Late of Leroy Township (died September 9, 2016)

Co-Administrators: Georgia I. Bassett, 172 Bonney Road, Granville Summit, PA 16926, Todd A. Bassett, 431 Stage Coach Lane, Towanda, PA 18848 and David W. Bassett, 2616 Doty Hill Road, Gillett, PA 16925

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

Lent, Marion A.

Late of North Towanda Township (died August 7, 2016)

Executrix: Judith Eldridge, 6545 St. Route 38, Newark Valley, NY 13811

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

Mitchell, Paul Thomas a/k/a Paul T. Mitchell a/k/a Paul Mitchell

Late of Sayre Borough (died September 14, 2016)

Executrix: Mary E. Mitchell, 111 N. Keystone Ave., Sayre, PA 18840

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office, 180 North Elmira Street, Athens, PA 18810

Wolfe, Gary

Late of Burlington Borough (died December 4, 2015)

Administratrix: Martha Wolfe 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

THIRD PUBLICATION

Harris, Harland A.

Late of Smithfield Township (died August 27, 2016)

Executrix: Angeline S. Harris, 277 Chapel Road, Milan, PA 18831

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

Jennings, Leah M. a/k/a Leah Mae (Sheive) Jennings

Late of Wells Township (died July 12, 2016)

Administrator DBNCTA: Richard E. Jennings, 620 East Mulberry Hill Road, Mansfield, PA 16933

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

Lord, Joyce

Late of Athens Township (died August 27, 2016)

Executrix: Cynthia Lord 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

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Seal, Gertrude E.

Late of the Township of North Towanda (died September 2, 2016)

Executrix: Joanne S. Nolt, 3027 Highland Lake Road, Warren Center, PA 18851

Spencer, Patricia A.

Late of Granville Township (died August 15, 2016)

Co-Executors: Dan T. Spencer, II, 109 Rockwell Hill Road, Granville Summit, PA 16926 and Sheryl L. Zoller, 167 Sugar Branch Road, Troy, PA 16947

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

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, Oct. 26, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

Parcel No. 42-055.00-050-001-000

ALL those certain lots or pieces of ground situate in Springfield Township, Bradford County, Pennsylvania, and bounded and described as follows:

PARCEL NO. 1: Beginning at a point in line of lands now or formerly of Eleanor E. Alloy at the southwesternmost corner thereof on the centerline of Legislative Route 08054, said lands of Eleanor E. Alloy being described in a deed found in Bradford County Record Book 647 at Page 547; thence in a westerly direction along the centerline of the aforesaid Legislative Route 08054 a distance of 167 feet to a point for a corner; thence in a northerly direction through the lands now or formerly of Ossie G. and Margaret B. Whittemore 186 feet to

a point for a corner; thence in a southeasterly direction 160 feet to a point for a corner; thence in a southerly direction along lands now or formerly of Eleanor E. Alloy 111 feet to the place and point of beginning.

Excepting and reserving herefrom an easement for a leach field more particularly described in deed from Charles G. Rathbun to Eleanor E. Alloy found in Bradford County Record Book 647 at Page 547 with the following description: All that certain easement situate, lying and being in the Township of Springfield, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows: Being an easement and right of use in and to a parcel of land approximately 15 feet by 15 feet square located immediately West of and adjacent to the lands herein contained, said easement to allow the grantees, their heirs, successors and assigns, to leach the septic system located on the herein conveyed lands and to allow the leach field to enter upon the above described lands and further, to allow the grantees, their heirs, successors and assigns to enter upon the land for the purpose of maintaining and repairing said leach field.

It is understood that the grantees herein, on behalf of themselves, their heirs, successors and assigns, shall maintain the leach bed in a good and proper fashion, keeping the ground in the area of the leach field dry and in such condition as it will not interfere with the farming operation of Ossie G. Whittemore, et ux, their heirs, successors and assigns.

Being the same easement conveyed by Ossie G. Whittemore and Margaret E. Whittemore, his wife, to Charles G. Rathbun by deed dated May 12, 1977 and recorded May 13, 1977 in Record Book 647 at Page 545.

PARCEL NO. 2: Beginning at a point of the intersection of the centerline of a macadam road leading from Columbia Cross Roads to Springfield with the south line of an abandoned road at a corner of lands now

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or formerly of Frank Murray and lands now or formerly of Ossie G. Whittemore, and running thence in a southwesterly direction along the center of the aforementioned macadam road 100 feet to a point; thence in a northwesterly direction along a new line now made through lands now or formerly of Ossie G. Whittemore 109 feet to a point where a wire fence intersects the aforesaid abandoned road; thence in an easterly direction along lands now or formerly of Frank Murray and said abandoned road; thence in an easterly direction along lands now or formerly of Frank Murray and said abandoned road to the place and point of beginning. CONTAINING 0.126 acres, more or less, being a triangular lot that is bounded on the north by lands now or formerly of Frank Murray and an abandoned road, on the south by the macadam road leading from Columbia Cross Roads to Springfield, and on the west by lands now or formerly of Ossie G. Whittemore.

Also, granting and conveying, all that certain easement situate, lying and being in the Township of Springfield, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows: Being an easement and right of use in and to a parcel of land approximately 15 feet by 15 feet square located immediately West of and adjacent to the lands herein contained, said easement to allow the grantees, their heirs, successors and assigns, to leach the septic system located on the herein conveyed lands and to allow the leach field to enter upon the above described lands and further, to allow the grantees, their heirs, successors and assigns to enter upon the land for the purpose of maintaining and repairing said leach field.

It is understood that the grantees herein, on behalf of themselves, their heirs, successors and assigns, shall maintain the leach bed in a good and proper fashion, keeping the ground in the area of the leach field dry and in such condition as it will not interfere with the farming operation of Ossie G. White-

more, et ux, their heirs, successors and assigns.

Being the same easement conveyed by Ossie G. Whittemore and Margaret E. Whittemore, his wife, to Charles G. Rathbun by deed dated May 12, 1977 and recorded May 13, 1977 in Record Book 647 at Page 545.

BEING the same lands conveyed by Steven A. Evans, Sheriff of Bradford County, to Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania by deed dated May 6, 2005 and recorded May 6, 2005 to Bradford County Instrument Number 200504432. Also, being the same lands to be conveyed by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania to Bradley T. Smith 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. BRADLEY SMITH.

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

Oct. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, Oct. 26, 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 Township of Ridgebury, County of Bradford and Commonwealth of

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Pennsylvania, bounded and described as follows:

BEGINNING at a point on the center line of State Highway #08060 in the North-west corner of lands of Bryan Osgood, thence South 31 degrees 45 minutes east 231 feet to a point in the center of Justice Run; thence South 74 degrees 30 minutes West 133 feet to a point; thence South 63 degrees West 88 feet to a point in the center of Justice Run; thence North 40 degrees 35 minutes west through iron pins 165 feet to a point in the aforesaid State Highway; thence North 49 degrees 15 minutes East 200 feet along the center line of the said State Highway to a point; thence North 64 degrees 15 minutes East 40.3 feet along the center line of the aforesaid highway to the place of beginning.

BEING in accordance with survey #5551 made by George K. Jones, County Surveyor on June 28, 1965.

TAX PARCEL #30-017.01-010.

BEING KNOWN AS: 4856 Monkey Run Road, Ridgebury Township, PA 16925.

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 BAYVIEW LOAN SERVICING, LLC vs. ROBERT E. LEONARD.

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

Oct. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, Oct. 26, 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, lying and being in Athens Borough, Bradford County, Pennsylvania, bounded and described as follows:

ON the north by lands formerly of Otis Wells and now or formerly of Belle Reid; on the east by lands now or formerly of Annie Nicholson; on the south by South Street; and on the west by lands formerly of L. S. Stacey, now or formerly of Leon Rogers; being forty (40) feet on South Street and one hundred ten (110) feet in depth.

TITLE TO SAID PREMISES IS VESTED IN Catherine L. Tefertiller, by Deed from Rodney Bellows and Luz Bellows, his wife, dated 12/31/1997, recorded 01/02/1998 in Instrument Number 199800020. Mortgagor CATHRINE L. TEFERTILLER died on 03/06/2015, and ROBYN FUNK was appointed Administratrix of her estate. Letters of Administration were granted to her on 03/19/2015 by the Register of Wills of BRADFORD COUNTY, No. 08-15-0086. The Decedent's surviving heir at law and next-of-kin is ROBYN FUNK.

Tax Parcel: 05/020.11/078.

Premises Being: 220 South Street, Athens, PA 18810-1126.

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. UNKNOWN HEIRS OF CATHERINE TEFERTILLER & ROBYN FUNK AS ADMINISTRATOR.

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

Oct. 4, 11, 18

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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, Oct. 26, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain lot, piece or parcel of land, situate in the Borough of Sayre, County of Bradford and State of Pennsylvania, bounded and described as follows:

Beginning at a corner in the south line of Draper Street 204 feet west from a corner in the west line of Spring Street; thence S. 5° 10' E. 171 6/10 feet to land of W. Tew (formerly); thence S. 84° 6' W. 40 feet to a corner in Tew (formerly) line; thence N. 5° 10' W. 172 1/10 feet to a corner in S. line of Draper Street; thence along south line of Draper Street 40 feet to the place of beginning, being Lot Number 7 of the Adamy plot of O.B. Spring Estate, made by N.F. Walker, Oct. 24, 1901.

Also all that other certain lot, piece or parcel of land, situate in the Borough of Sayre, County of Bradford and State of Pennsylvania, bounded and described as follows:

Beginning at a point in the south line of Draper Street, distant one hundred and ninety (190) feet westerly from the intersection of the south line of Draper Street with the west line of Spring Street; thence south 16° 14' east one hundred and seventy-one (171) feet to the northerly line of lands of William Tew (formerly); thence south 84° 6' west seventeen and one-tenth (17.1) feet along said Tew's (formerly) line to a corner; thence north 5° 10' west one hundred seventy-one and six tenths (171.6) feet to the south line of Draper Street; thence north 84° 50' east along the south line of Draper Street fourteen (14) feet to the place of beginning. Being part of Lot No. 5 of the Adamy Plot.

Title to said Premises vested in Wendy Palfreyman by Deed from Ren Allen Titus, as attorney-in-fact for Albert R. Titus, single dated September 3, 2004 and recorded on September 10, 2004 in the Bradford County Recorder of Deeds as Instrument No. 20411479.

Being known as: 103 Draper Street, Sayre, PA 18840.

Tax Parcel Number: 35-007.06-030-000.

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. WENDY PALFREYMAN.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Oct. 5

Oct. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, Oct. 26, 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 Towanda, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

Being Lot No. 19 on the west side of Mechanic Street bounded on the north by lands formerly of R. VanSickle and later W. Sherman McNeal, now or formerly; on the east by Mechanic Street; on the south by

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lands formerly of E. I. Browning and later Fred H. Scouten, now or formerly, and on the west now or formerly by land of the Estate of Mrs. Espy, being about 50 feet front on Mechanic Street and 150 feet deep.

Under and subject to the exceptions and reservations and together with all the rights and privileges set forth in deed of said premises from Dell E. Browning dated September 6, 1979, and recorded in Bradford County Deed Book 331, Page 64.

Being the same property conveyed to Richard Wooster, son, and Sandra Wooster, mother who acquired title by virtue of a deed from Sharon L. Chilson, single, by James A. Pruyne, her Agent, dated August 28, 2013, recorded August 30, 2013, at Instrument Number 201316356, Bradford County, Pennsylvania records.

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. SANDRA WOOSTER & RICHARD WOOSTER.

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

Oct. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, Oct. 26, 2016 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 North Towanda, County of Bradford and

Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road No. 545, being the most northeasterly corner of the lot about to be described; thence westerly on a course approximately perpendicular to the centerline of said Township Road for a distances of 306 feet to a pin for a corner; thence southerly on a line approximately parallel to the centerline of said Township Road, 180 feet to a pin for a corner; thence easterly on a course approximately perpendicular to the centerline of the said Township Road, 306 feet to a point in the centerline of said Township Road; thence northerly along the centerline of said Township Road, 180 feet to the place of beginning.

CONTAINING 1 acres of ground, more or less, together with a doublewide home.

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 conveyed by Richard Ackley and Patricia L. Ackley, husband and wife, to David R. Ackley, by deed dated 15 August 2007 and recorded immediately prior to the recording of this instrument.

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. DAVID ACKLEY.

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

Oct. 4, 11, 18

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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, Oct. 26, 2016 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 NORTH TOWANDA, COUNTY OF BRADFORD AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A LOT NOW OR FORMERLY OF ELLEN FLYNN; THENCE NORTHERLY BY THE SAME ABOUT 26 RODS TO LANDS LATELY OF D.O. HOLLEN; THENCE WESTERLY BY THE SAME 100 FEET NORTH TO THE NORTHWEST CORNER OF CATHOLIC CEMETERY, NOW OR FORMERLY; THENCE SOUTHERLY BY THE SAME ABOUT 26 RODS TO PUBLIC ROAD KNOWN AS JAMES STREET; THENCE EASTERLY BY THE SAME 70 FEET TO THE PLACE OF BEGINNING.

PARCEL ID: 51-073.01-121-000-000. BEING KNOWN AS: 261 James Street, Towanda, PA 18848.

TITLE TO SAID PREMISES IS VESTED IN DOC M. DAUGHERTY BY DEED FROM SCOTT DAVID MEREDITH, SINGLE DATED 05/23/2008 RECORDED 05/27/2008 IN DEED BOOK Instrument Number: 200807578.

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 URBAN FINANCIAL OF AMERICA vs. STACY DOUGHERTY.

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

Oct. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, Oct. 26, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEING lot No. 55 on the south side of Longway Street and being 50.0 feet front on said street and 135 feet in depth, of the Cowell, Haverly and Lamkin Subdivision of the M. J. Long and Fannie Long Plot, as surveyed by N. F. Walker in 1903.

BEING tract #2 on a deed from Kenneth E. and Alice R. Kilmer to Edward G. and Nancy L. Schrader dated May 24, 1993 and recorded May 28, 1993 in Bradford County Record Book 252 at page 575t and tract #2 on a deed form Mark and Carol Kilmer to Kenneth F. and Alice R. Kilmer dated May 24, 1993 and recorded May 28, 1993 in Bradford County Record Book 252 at page 571.

TITLE TO SAID PREMISES IS VESTED IN Richard J. Haberkern, III and Rebecca C. Haberkern, his wife, by Deed

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from Edward G. Schrader and Nancy L. Schrader, his wife, dated 04/15/1999, recorded 04/20/1999 in Instrument Number 199903919.

Tax Parcel: 0702015092000000.

Premises Being: 215 Longway Street, Athens, PA 18810.

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 vs. REBECCA HABERKERN & RICHARD HABERKERN II.

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

Oct. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, Oct. 26, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

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

Lot No. 1—BEGINNING at a point in the center of Main Street on the southeast corner of lands of the former Grantee; thence North 80° West, along the south line of lands of the former Grantee, 94 feet to an iron pin; thence North 30° West, along the west line of lands for former Grantee, 84 feet to an iron pin; thence North 80° West 71 feet to an iron

pin on the east right of way line of the Lehigh Valley Railroad; thence South 30° East, along the railroad right of way line, 109 feet to an iron pin; thence South 80° East 148 feet to a point in the center of Main Street; thence North 10° East, along the centerline of Main Street, 17.5 feet to the place of beginning.

CONTAINING 0.16 acres, more or less.

Lot No. 2—BEGINNING at a vent nail in center of concrete road, north along said center 64.5 feet to a Mason Girls Corner; thence West 150 feet to lands of coal yard; thence southeast 84 feet along said land; thence east 94 feet to the place of beginning.

CONTAINING 1/4 of an acre, more or less.

Lot No. 3—BEGINNING at a point in the center of the concrete state highway leading from Monroeton to Powell, 30 feet northeasterly from the centerline of the main tracks of the Sullivan and State Line Railroad Company; thence northwesterly by a line 30 feet from and parallel with said centerline about 927 feet to what was formerly known as Hinman's Lane; thence along said land, Southeasterly to lands of Hinman estate, now or formerly; thence in a southeasterly direction along the westerly line of lands now or formerly known as Hinman Estate, formerly Lect and Decker, later Kellogg, now or formerly Flora Mason Woodruff, 63 feet from and parallel with the said centerline of the said Railroad Company's main tracks to the southwest corner of said Kellogg, later Flora Mason Woodruff lot; thence easterly along the south line of said Kellogg, later-Flora Mason Woodruff lot to the northwest owner of the said Flora Mason Woodruff lot; thence southeasterly along the west line of the said Flora Mason Woodruff lot to the north line of lot formerly of Harold H. Cranmer, now or formerly of Gerald Ayers, formerly a part of the coal yard property; thence westerly along the said Harold H. Cranmer, now or formerly Ayers lot, to the northwest corner of the same; thence south-

easterly along the west line of the same to the southwest corner thereof; thence easterly along the south line of the Harold H. Cranmer, now or formerly Ayers lot, to the center of the said public road; thence along the center of said road (concrete State Highway) to the place of beginning.

BEING THE SAME PREMISES wick Reva M. Shaw and Mark Shaw, wife and husband, by Deed dated 3/28/11 and recorded 3/31/11 in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument #201109487, granted and conveyed unto Kevin M. Young and Frances L. Young, husband and wife, 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. KEVIN YOUNG & FRANCES YOUNG. Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Oct. 5

Oct. 4, 11, 18

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, Oct. 26, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

PARCEL NO. 1:

ON the North by lands formerly of Louis V. Barnes, now or late Leo C. Williams; on the East by an alley; on the south by lot formerly of C. E. Murphy Estate, now Parcel No. 2, hereinafter described; and on the West by Fifth Street, being 50 feet front on Fifth Street, and 145 feet in depth.

PARCEL NO. 2:

BEGINNING at a pin in the East line of Fifth Street, 150 feet Northerly on said line of Fifth Street, from the North line of Elizabeth Street; thence North 8 degrees 20 minutes East 50 feet along the said line of Fifth Street to a pin; thence South 81 degrees 41 minutes East 95 feet along the Southern boundary line of lands late of Bessie M. Heath, now Parcel No. 1 described above to a pin; thence South 8 degrees 20 minutes West 50 feet to a pin; thence North 81 degrees 40 minutes West 95 feet along the Northern boundary line now or late of Benjamin O'Keefe to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kimberly L. Neilson, single, by Deed from Frank A. Dieterich, single, dated 11/20/2012, recorded 11/30/2012 in Instrument Number 201232403.

Tax Parcel 47-086.06-001-000-000.

Premises Being: 111 5th Street a/k/a 111 Fifth Street, Towanda, PA 18848-1013.

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. KIMBERLY NEILSON.

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

Oct. 4, 11, 18

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, Oct. 26, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

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

TRACT #1: Beginning at a point on the centerline of State Route 4034, said point being the line of lands now or formerly of Gary Comstock; thence along lands of Comstock, North 08 degrees 39 minutes 01 seconds East 291.75 feet, through a found iron pin for a corner; thence South 80 degrees 50 minutes 52 seconds East 60.10 feet to an iron pin for a corner; thence South 12 degrees 06 minutes 59 seconds West 232.94 feet to an iron pin; thence South 32 degrees 32 minutes 22 seconds West 71.23 feet through an iron pin located near the edge of the roadway to a point on the centerline of State Route 4034; thence along the centerline of State Route 4034, North 60 degrees 51 minutes 43 seconds West 18.33 feet to the point and place of beginning. CONTAINING 14,355.3 square feet.

TRACT #2: Beginning at a point in the center of State Highway No. 08052, said point being the southeastermost corner of the within described lot; thence proceeding along the center of said State Highway No. 08052 the following two courses and distances to a point for a corner: (1) North 56 degrees 50 minutes West a distance of 121.32 feet and (2) North 56 degrees 44 minutes 08 seconds West a distance of 68 feet; thence through a pin at the side of the road North 08 degrees 42 minutes 30 seconds East a distance of 215 feet to a pin for a

corner in the line of lands now or formerly of E. John Benson; thence proceeding along lands of E. John Benson South 90 degrees 46 minutes 23 seconds East a distance of 172.38 feet to a pin for a corner; thence proceeding still along lands of said E. John Benson the following two courses and distances to a point for a corner in the center of State Highway No. 08052, the point and place of beginning: (1) South 08 degrees 42 minutes 30 seconds West a distance of 65 feet and (2) South 08 degrees 42 minutes 30 seconds West a distance of 226.75 feet. CONTAINING 1 acre and being more fully described in survey by George Jones and Associates, Surveyors, designated as Lot No. 1 and Lot 1A, being survey map # 10707 dated November 1986.

UNDER and SUBJECT to the ultimate width of right of way of any public highway, 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.

Grantor does hereby grant and convey to Grantee, his heirs and/or assigns, all of his 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. Further, Grantor does hereby grant and convey to Grantee, his heirs and/or assigns all of his right, title and interest now existing in any oil, gas or mineral lease, past or present, of record heretofore executed and that the Grantee, his heirs and/or assigns shall receive all interest to any and 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

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land from and after the date hereof. This shall include an Oil and Gas lease between Matthew E. Merrick and Talisman Energy USA Inc.

TAX PARCEL # 40-003.00-022-000-000.

BEING KNOWN AS: 5047 Roaring Run Road, Gillett, PA 16925.

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 QUICKEN LOANS vs. JIMMY YOUNG.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
Oct. 5

Oct. 4, 11, 18

SHERIFF’S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, Oct. 26, 2016 at 10:00 o’clock in the forenoon the following described property to wit:

Parcel No. 35-007.06-014.

ALL THAT CERTAIN LOT, piece or parcel of land situate and being in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the west line of Spring Street at its intersection with the south line of Draper Street; thence South eighty-four degrees fifty minutes (84° 50’) West along the said south line of Draper Street one hundred (140) feet to a corner; thence South six degrees fourteen minutes (6° 14’) East forty-three (43) feet to a corner;

thence North eighty-four degrees fifty minutes (84° 50’) East one hundred forty (140) feet to the west line of Spring Street; thence North six degrees fourteen minutes (6° 14’) West forty-three (43) feet to the place of beginning, being Lot No. 1 on the Adamy Plot of Sayre, PA, surveyed by N. F. Walker.

Parcel No. 35-007.06-031.

ALSO, ALL THAT CERTAIN LOT, piece or parcel of land situate and being in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south line of Draper Street distant 140 feet westerly from the intersection of the south line of Draper Street and the west line of Spring Street; thence South 16 degrees 14 minutes East 170.9 feet to the northerly line of lands of William Tew; thence South 84 degrees 6 minutes West 50 feet along said Tew line to a point for a corner; thence North 16 degrees 14 minutes West 171 feet to the South line of Draper Street; thence North 84 degrees 50 minutes East 50 feet along the South line of Draper Street to the place of beginning.

Being parts of Lot Numbers 1, 2, 3, 4, and 5 of the Adamy Plot.

TAX PARCEL #(s): 35-007.06-014-000-000 & 35-007.06-031-000-000.

BEING KNOWN AS: 231 Spring 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 JP MORGAN CHASE vs. CARL BROTZMAN.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
Oct. 5

Oct. 4, 11, 18