
Bradford County Law Journal

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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

Bagley, H. Eloise a/k/a Eloise Bagley

Late of Canton Township (died May 14, 2015)

Executor: Earl Ridall, P.O. Box 35, Grover, PA 17735

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

Brown, Margaret June a/k/a Margaret J.

Brown a/k/a June Brown

Late of Rome Township (died July 14, 2015)

Executor: Clarence L. Roberts, Jr., 5 Sharon Mountain Road, P.O. Box 601, Sharon, CT 06069

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

Hardenstine, Francis D.

Late of Bradford County

Executor: Peter D. Hardenstine c/o Ray DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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

Kipp, Ruth Martine a/k/a Martine R.

Kipp

Late of Albany Township (died June 26, 2015)

Executor: Lamar F. Kipp, 238 Robinson Road, Wyalusing, PA 18853.

Attorney: Kenneth R. Levitzky, Esquire, P.O. Box 489, Dushore, PA 18614

Roof, Frances M.

Late of Orwell Township (died May 25, 2015)

Executrix: Cynthia J. Russell, 1697 Orwell Hill Rd., Rome, PA 18837

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

Williams, Marsha K.

Late of Bradford County

Co-Executors: Michelle G. Chamberlain and Gregory C. Williams c/o Ray DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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

SECOND PUBLICATION

Barnes, Amy Place

Late of Towanda (died July 14, 2015)

Executrices: Amy O'Rourke, 14081 Rte. 220, Towanda, PA 18848 and Patricia Seibert, 5 Canada Run Road, Wellsboro, PA 16901

Barrett, Norman C.

Late of Troy Borough (died February 7, 2014)

Administratrix: Georgia K. B. Ensinger c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601

Attorneys: Gary G. Krafft, Esquire, Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601

Fish, Irene B.

Late of Sayre Borough (died June 21, 2015)

Administrator: William H. Fish, 339 Breesport Rd., Horseheads, NY 14845

Meyers, Mary E.

Late of the Borough of Sayre (died May 20, 2015)

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Executrix: Darlene Ellis, 223 Main St., Apalachin, NY 13732
Attorneys: George H. Elwood, Esquire, Law Office of James D. Ward, 38 W. Main St., Suite 1, Hancock, NY 13783, (607) 637-4791

Namet, Edward J.

Late of Sayre Borough (died June 14, 2015)

Executrix: Dawn Garrapy, 306 S. Elmira Street, Athens, PA 18810

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

Tiftt, Wilton S.

Late of the Township of Smithfield (died May 9, 2015)

Executor: Dustin Tiftt, 346 Florida Avenue, Crossville, TN 38572

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

THIRD PUBLICATION

Hartman, Kathryn B.

Late of Towanda Borough (died May 24, 2015)

Co-Executors: Richard P. Hartman and Debra J. Hartman 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 with the Pennsylvania Department of State, Corporation Bureau, Harrisburg, Pennsylvania, on July 16, 2015, as follows:

- 1) The name of the corporation is: SHORES SISTERS FARM MARKET, INC.

2) The corporation has been incorporated under the provisions of the Pennsylvania

Business Corporation Law of 1988, as amended.

CASANDRA K. BLANEY, ESQUIRE
BRANN, WILLIAMS, CALDWELL & SHEETZ
1090 West Main Street
Troy, PA 16947

Aug. 4

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Pennsylvania Department of State, Corporation Bureau, Harrisburg, Pennsylvania, on July 16, 2015, as follows:

- 1) The name of the corporation is: SHORES BROOK INN, INC.

2) The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

CASANDRA K. BLANEY, ESQUIRE
BRANN, WILLIAMS, CALDWELL & SHEETZ
1090 West Main Street
Troy, PA 16947

Aug. 4

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Pennsylvania Department of State, Corporation Bureau, Harrisburg, Pennsylvania, on July 16, 2015, as follows:

- 1) The name of the corporation is: MARTIN'S CABINETRY AND CONSTRUCTION, INC.

2) The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

RICHARD D. SHEETZ, ESQUIRE
BRANN, WILLIAMS, CALDWELL & SHEETZ
1090 West Main Street
Troy, PA 16947

Aug. 4

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**MORTGAGE FORECLOSURE
NOTICE**

BRADFORD COUNTY
COURT OF COMMON PLEAS

NUMBER: 2015 MF 0035

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Nationstar Mortgage LLC d/b/a
Champion Mortgage Company,
Plaintiff

v.

Linda Marie Mondry, Known
Surviving Heir of Julia Burger, Henry
Paul Burger, Known Surviving Heir of
Julia Burger and Unknown Surviving
Heirs of Julia Burger,
Defendants

TO: Unknown Surviving Heirs of Julia
Burger
Premises subject to foreclosure: 24123
Route 220 a/k/a RR 2, Box 378, Ulster,
Pennsylvania 18850.

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 notice 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.

Sally Fairchild Vaughn
Prothonotary of Bradford County
Bradford County Courthouse
301 Main Street
Towanda, PA 18848
(570) 265-1705
McCABE, WEISBERG &
CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

Aug. 4

**MISCELLANEOUS LEGAL
NOTICE**

IN THE COURT OF COMMON
PLEAS OF BRADFORD COUNTY,
PENNSYLVANIA

NO. 2015IR0037

NOTICE OF INTENTION TO
APPLY FOR PRIVATE
DETECTIVE & PROFESSIONAL
SECURITY LICENSES

IN RE: APPLICATION FOR
PRIVATE DETECTIVE AND
SECURITY PROFESSIONAL ON
BEHALF OF CINDY D. HENSON

NOTICE IS HEREBY GIVEN, that
Cindy D. Henson, of 147 Campbell Hill
Road, Lockwood, New York 14859, has
filed an Application to secure a detective and
security license which detective and security
license shall be carried on at the Petitioner's
place of business at 120 South
Keystone Avenue, Suite 2, Sayre, Pennsylvania
18840.

A Hearing has been scheduled by the
Court in reference to said Application on
August 17, 2015 at 1:00 p.m. in Courtroom
#1 of the Bradford County Courthouse,

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Towanda, Pennsylvania 18848, at which time all persons shall be heard on said Application.

July 28; Aug. 4, 11

**MISCELLANEOUS LEGAL
NOTICE**

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

NO. 2015QT00001

QUIET TITLE ACTION

GERALD A. THOMAS and PEGGY
A. THOMAS, his wife,
Plaintiffs

vs.

PENN SE MEZZANINE FUND,
Defendant

ORDER FOR ENTRY OF
DEFAULT JUDGMENT

AND NOW, this 23rd day of July, 2015, an Affidavit of Service of the Complaint with Notice to Plead having been filed, and no Answer having been made by Defendants, upon consideration of the Motion of Plaintiff pursuant to Pa.R.C.P. No. 1066(a), IT IS HEREBY ORDERED that a Judgment by Default by entered against the Defendant, Penn SE Mezzanine Fund, its heirs and assigns, and any and all persons claiming any right, title or interest in and to the subject premises of 150 acres in Ridgebury Township, Bradford County, Pennsylvania, as follows:

a. The Defendant is forever barred from asserting any right, lien, title or interest in the land, as described on the attached Exhibit "A", inconsistent with the interest or claim of the Plaintiffs set forth in the Complaint, if

the Defendant fails to take appropriate action in opposition to the Complaint by way of ejectment or exceptions to this Order within thirty (30) days from the date of this Order.

Description of Property:
See attached Exhibit "A."

b. That the Recorder of Deeds of Bradford County is directed to immediately satisfy the mortgage recorded to Bradford County Instrument #20021219, and that Defendant, its heirs and assigns be forever barred from asserting any further claims under said mortgage.

c. That all adverse claims of the Defendant, or its successors and assigns, may be determined by a decree of this Court; that by said decree it be declared and adjudged that Plaintiffs are the owners of said premises, including the surface and subsurface rights in said property, including but not limited to all interest in the oil and gas rights on or below the premises, with the only exception of the severed mineral rights;

d. If after thirty (30) days, there has been no action by the Defendant, its heirs, successors and assigns, consistent herewith, then upon Praecipe of the Plaintiffs, the Prothonotary shall enter final judgment consistent with this Order.

BY THE COURT:

/s/Maureen T. Beirne
Maureen T. Beirne, P.J.

EXHIBIT "A"

County Parcel Nos. 30-004.00-007, 30-004.00-008, 30-004.00-006, 40-003.00-080, 40-003.00-085

PARCEL NO. 1

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

BEGINNING at a point on the centerline of State Highway Route No. 08061, said point being in line of lands of Clarence Whitesell and the southeastermost corner of a cemetery; thence North 26° 46' 56" East

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146.79 feet along the lands of the cemetery and through an iron pin located near the edge of the roadway to an iron pin for a corner; thence still along lands of the cemetery North 63° 13' 04" West 112.23 feet to an iron pin in line of lands of Martha Birney; thence along lands of Martha Birney and Clarence Whitesell North 8° 12' 02" East 2393.49 feet to an iron pin for a corner in line of lands of Cotton Hanlon, Inc.; thence along lands of Cotton Hanlon, Inc., South 81° 25' 02" East 652 feet to an iron pin for a corner in line of lands of the previous Grantors; thence through the lands of the previous Grantors South 11° 50' 53" East 1,573.84 feet along a blazed line to an iron pin for a corner; thence still through lands of the previous Grantors South 82° 30' 30" East 856.3 feet through an iron pin located near the edge of the roadway to a point on the centerline of State Highway Route No. 08061, being the point in line of lands of Kenneth Jacklin; thence the following courses and distances along the centerline of said State Highway: South 56° 12' 44" West 18.73 feet, South 51° 39' 53" West 77.99 feet, South 53° 29' 55" West 148.79 feet, South 51° 20' 02" West 98.24 feet, South 47° 59' 12" West 246.87 feet, South 49° 21' 55" West 233.7 feet, South 49° 18' 55" West 129.28 feet to a point for a corner; thence leaving said roadway and along the lands of Calvin Makovitch North 31° 30' 54" West 275 feet through a found iron pin to a found pin for a corner; thence still along same South 89° 29' 30" West 299.1 feet to a found iron pin; thence still along same South 1° 15' 6" West 300 feet through an iron pin located near the edge of the roadway to a point on the centerline of State Highway Route No. 08061; thence the following courses and distances along the centerline of said State Highway: North 89° 44' 23" West 55.34 feet, South 80° 07' 16" West 48.64 feet, South 71° 54' 54" West 65.62 feet, South 61° 59' 53" West 89.03 feet, South 56° 45' 02" West 219.44 feet, South 60° 08' 48" West 85.22 feet,

South 71° 52' 26" West 56.38 feet, South 88° 28' 35" West 68.18 feet, North 76° 37' 09" West 57.16 feet, North 66° 14' 26" West 288.72 feet to the point and place of beginning. CONTAINING 64.697 acres.

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

ALSO BEING a part of the same lands conveyed to Barry L. Schoenly and Diane K. Schoenly, his wife, by George M. Holmes and Juliette H. Holmes, his wife, by deed dated November 5, 1982, and recorded November 5, 1982, in Bradford County Deed Book 685 at Page 716.

THIS Deed has been executed by Barry L. Schoenly as Power of Attorney for Diane K. Schoenly under a Power of Attorney dated September 30, 1980, and recorded October 23, 1980, in Bradford County Power of Attorney Book 38 at Page 696.

A portion of the herein described lands is the subject of a Quiet Title Action brought in the Court of Common Pleas of Bradford County to No. 82-11909.

PARCEL NO. 2

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

BEGINNING at a point in the Southwest corner of the lands herein described; said beginning point also being the Southeast corner of other lands of the herein previous grantee, Barry Schoenly; thence along the East line of other lands of said Barry Schoenly, and Raymond O'Donnell, now or formerly, North 10 degrees East 2,318 feet to a point; thence North 82 degrees East 1,260 feet to a point; thence along the West line of John Campbell South 10 degrees West 553 feet to a found pipe; thence along the west line of other lands of Versa Land,

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Inc., the following courses and distances: South 8 degrees 55 minutes 57 seconds West 386.91 feet to a found bolt; thence South 11 degrees 16 minutes 36 seconds West 981.58 feet to a pin; thence South 7 degrees 23 minutes 57 seconds West 381.92 feet to a found pipe; thence South 82 degrees West 1,260 feet to a point and the place of beginning. Containing 63.0 acres of land.

BEING the same premises surveyed by George K. Jones and Associates in May and June, 1980, Map No. 5372-3, Sheet No. 1.

BEING a portion of the third described lot in a Deed from Ernest C. Zimmer to Versa-Land, Inc., dated June 1, 1968, and recorded January 13, 1969, in Bradford County Deed Book 593 at Page 18.

The herein Grantor excepts and reserves a personal right unto himself, Ernest C. Zimmer, to hunt on the herein described premises for a period of ten (10) years from the date of this Deed.

PARCEL NO. 3

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

Tract No. 1:

BEGINNING at a point where the centerline of State Highway Route No. 08061 and Township Road No. 838 intersects; thence the following courses and distances along the centerline of State Highway Route No. 08061: North 88° 28' 35" East 68.18 feet, North 71° 52' 26" East 56.38 feet, North 60° 08' 48" East 85.22 feet, North 56° 45' 02" East 219.44 feet, North 61° 59' 53" East 89.03 feet, North 71° 54' 54" East 65.62 feet, North 80° 07' 16" East 48.64 feet, South 89° 44' 23" East 55.34 feet, South 82° 44' 54" East 255.80 feet, North 74° 36' 06" East 70.90 feet, North 57° 20' 06" East 151.20 feet to a point for a corner; thence leaving said State Highway, South 18° 08' 22" East through an iron pin located near the edge of the roadway 1148.61 feet to an iron pin in

line of lands of Paul Pautz; thence along lands of Paul Pautz and Harold Pautz North 81° 34' 45" West 1,393 feet through an iron pin located near the edge of the roadway to a point on the centerline of Township Road No. 838; thence along the centerline of said roadway North 3° 15' 25" West 363.12 feet to a point; thence still along same North 8° 50' 08" West 206.96 feet to the point and place of beginning. CONTAINING 24.018 acres.

BEING the same lands shown on a survey of Pleasant View Subdivision by John W. Ward, Registered Surveyor of the Commonwealth of Pennsylvania No. 22843-E, and being surveyed dated December 20, 1982, and designated Map No. R-8, Sheet 1.

ALSO BEING the same lands conveyed by Thomas J. Fairchild, Sheriff of the County of Bradford, to Barry L. Schoenly and Diane K. Schoenly, his wife, by deed dated June 27, 1984, and recorded October 2, 1984, in Bradford County Deed Book 698 at Page 229.

Tract No. 2:

BEGINNING at a point on the centerline of State Highway Route No. 08061, said point being at the northeasternmost corner of lands now or formerly of Raymond O'Donnell; thence South 9° 45' 29" West through a found iron pin located near the edge of the roadway and along lands of Raymond O'Donnell 2,026.4 feet to a found iron pin; thence still along land of O'Donnell South 80° 14' 31" East 208 feet to a found iron pin in line of land of Versa Land, Inc.; thence along lands of Versa Land, Inc., South 9° 59' 19" West 678.87 feet to a found iron pin in line of lands of Wardell Jackson; thence along lands of Jackson and Paul Pautz North 81° 34' 45" West 1,409.89 feet to an iron pin for a corner; thence North 18° 08' 22" West 1,148.61 feet through an iron pin to a point on the centerline of State Highway No. 08061 at the easternmost corner of lands now or formerly of Calvin Makovitch; thence along the centerline of State Highway

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Route No. 08061 the following courses and distances: North $49^{\circ} 18' 55''$ East 129.28 feet, North $49^{\circ} 21' 55''$ East 233.7 feet, North $47^{\circ} 59' 12''$ East 246.87 feet, North $51^{\circ} 20' 02''$ East 98.24 feet, North $53^{\circ} 29' 55''$ East 148.79 feet, North $51^{\circ} 39' 53''$ East 77.99 feet; thence leaving said roadway and along land of Kenneth Jacklin the following courses and distances: South $35^{\circ} 17' 16''$ East 166.5 feet through a found iron pin located near the edge of the roadway to a found iron pin for a corner; thence North $56^{\circ} 12' 44''$ East 200 feet to a found iron pin; thence North $35^{\circ} 17' 16''$ West 166.5 feet to a point on the centerline of State Highway Route No. 08061; thence along the centerline of said State Highway South $56^{\circ} 12' 44''$ West 181.27 feet; thence leaving said State Highway (no longer along the lands of Jacklin) North $82^{\circ} 30' 30''$ West 856.3 feet through an iron pin located near the edge of the roadway to an iron pin for a corner; thence North $11^{\circ} 50' 53''$ West 1,573.84 feet to an iron pin for a corner in line of lands of Cotton Hanlon, Inc., thence along lands of Cotton Hanlon, Inc., South $81^{\circ} 25' 02''$ East 1,578.79 feet to an iron pin for a corner at the corner of lands of Cotton Hanlon, Inc., and James Brooks; thence along lands of James Brooks South $81^{\circ} 17' 43''$ East 1,189.8 feet to an iron pin; thence still along same South $9^{\circ} 49' 11''$ West 361.39 feet through an iron pin located near the edge of the roadway to a point on the centerline of State Highway Route No. 08061; thence along the centerline of said State Highway South $68^{\circ} 49' 52''$ West 242.7 feet to the point and place of beginning. CONTAINING 138.987 acres.

BEING the same lands designated Lot 3, 138.987 acres, shown on a survey of Pleasant View Subdivision by John W. Ward, Registered Surveyor of the Commonwealth of Pennsylvania No. 22843-E, and being survey dated December 20, 1982, and designated Map No. R-8, Sheet 2 of 3.

ALSO BEING a part of the same land conveyed by George M. Holmes and Juliette H. Holmes, his wife, to Barry L. Schoenly and Diane K. Schoenly, his wife, by deed dated November 5, 1982, and recorded November 5, 1982, in Bradford County Deed Book 685 at Page 716.

THIS DEED has been executed by Barry L. Schoenly as Power of Attorney for Diane K. Schoenly under a Power of Attorney dated September 30, 1980, and recorded October 23, 1980, in Bradford County Power of Attorney Book 38 at Page 696.

PARCEL NO. 4

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

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

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a pin for a corner; thence North $77^{\circ} 32' 50''$ West 209.40 feet through a pin and on to a point in the center line of Township Road T 532; thence follow the center line of said Township road the following four (4) courses and distances: North $22^{\circ} 19' 57''$ East 568.54 feet; thence North $16^{\circ} 32' 43''$ East 108.91 feet; thence North $9^{\circ} 10' 54''$ East 635.08 feet; thence North $13^{\circ} 27' 14''$ East 156.98 feet to another point in the center line of said Township road and go South $80^{\circ} 21' 21''$ East 404.52 feet through one pin and following a fence to a second pin for a corner; thence North $9^{\circ} 52' 39''$ East following a hedge row 888.80 feet through a pin and on to a point in the center line of SR 4030; thence follow the center line of SR 4030 the following two (2) courses and distances: North $62^{\circ} 52' 37''$ West 288.58 feet; thence North $63^{\circ} 13' 23''$ West 200.97 feet to another point in the center line of SR 4030; thence leave the center line of said State Route 4030 and go South 7° West 74.08 feet to a point for a corner; thence North $82^{\circ} 23'$ West 616.61 feet through a pin, thence through a second pin and on to a third pin for a corner; thence North $9^{\circ} 37' 30''$ East following a fence 540.34 feet to a point in the center line of SR 4030; thence follow the center line of SR 4030 the following eight (8) courses and distances: North $1^{\circ} 33' 21''$ West 93.98 feet; thence North $2^{\circ} 46' 54''$ East 169.38 feet; thence North $6^{\circ} 12' 30''$ East 277.07 feet; thence North $9^{\circ} 43' 42'$ East 184.70 feet; thence North $13^{\circ} 59' 04''$ East 280.24 feet; thence North $7^{\circ} 28' 54'$ East 71.51 feet; thence North $0^{\circ} 52' 16''$ East 58.75 feet; thence North $7^{\circ} 53' 46''$ West 104.51 feet to another point in the center line of SR 4030; thence leave the center line of said State Route and go South $82^{\circ} 28' 58'$ East 688.99 feet through a pin and following a fence to a second pin for a corner; thence North $7^{\circ} 49' 28''$ East following a fence 1,324.99 feet to a pin for a corner; thence South $79^{\circ} 01' 44''$ East following a fence 772.16 feet to a pin for a corner; thence

South $7^{\circ} 13' 09''$ West following a fence 808.23 feet to a pin for a corner; thence South $82^{\circ} 48' 52''$ East following a fence and blazed 1,650.79 feet to a pin for a corner; thence South $9^{\circ} 23' 59''$ West following old blazes 502.99 feet to a pin; thence South $8^{\circ} 14' 38''$ West following a fence 1,514.61 feet to a pin for a corner; thence North $82^{\circ} 27' 27''$ West following a fence 941.60 feet to a pin for a corner; thence South $9^{\circ} 05' 07''$ West 441.20 feet to a pin for a corner; thence North $67^{\circ} 31' 06''$ West 343.60 feet to a pin for a corner; thence South 14° West 231.0 feet through a pin and on to a point in the center line of SR 4030, which is the point and place of beginning.

CONTAINING 209.06 acres.

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

LOT NO. 2: BEGINNING at a point in the center line of SR 4030 where the lands of Norman Burt and Frances Whitesell come together; thence follow the center line of said State Route the following two (2) courses and distances: South $66^{\circ} 27' 23''$ East 339.84 feet; thence South $76^{\circ} 50' 06''$ East 57.16 feet to another point in the center line of said State Route where the center line of Township Road T 838 intersects with the state route; thence leave the center line of said state route and follow the center line of T 838 the following two (2) courses and distances: South $9^{\circ} 03' 05''$ East 206.96 feet; thence South $3^{\circ} 28' 22''$ East 363.12 feet to another point in the center line of T 838; thence leave the center line of T 838 and go North $80^{\circ} 31' 11''$ West 523.11 feet through one pin and on to a second pin for a corner; thence North $8^{\circ} 30' 41'$ East 636.45 feet through a pin set near the center line of SR 4030 and on to a point in the center line of SR 4030, which is the point and place of beginning.

CONTAINING 6.16 acres.

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

ALSO BEING all of the land conveyed by Duane Shedden and Bessie Shedden, his wife, to Clarence Whitesell and Frances Whitesell, his wife, by deed dated October 3, 1950 and recorded October 4, 1950 in Bradford County Deed Book 470 at page 233.

ALSO BEING part of the property conveyed by Donald M. Soper, Executor of the Estate of Archie A. Soper, to Clarence Whitesell and Frances Whitesell, his wife, by deed dated May 5, 1973 and recorded June 20, 1973 in Bradford County Deed Book 620 at page 1056. Clarence Whitesell has since departed this life and his interest in the above described property has vested in Frances Whitesell, the Grantor herein.

In the deed recorded in Bradford County Deed Book 620 at page 1056, it states that the property is situate in the Township of South Creek and Ridgebury, County of Bradford and Commonwealth of Pennsylvania. It is now determined that that was an error and that all of the property on that deed is situate in South Creek Township, County of Bradford and Commonwealth of Pennsylvania and it is stated in this deed that the property is all located in South Creek Township.

PARCEL NO. 5

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

North by lands of Otto S. Makinster and Della M. Makinster; East by lands of Chester J. Augustine and Frances E. Augustine and Jean Kocourek and John Kocourek; South by lands of Clarence C. Campbell and Beatrice Aber; and West by lands of Clarence C. Campbell in South Creek Township.

BEING the same land conveyed by Raymond J. Bradley, Treasurer of Bradford County to Wardell Jackson and Shirley Jackson, his wife, by deed dated November 19, 1964 and recorded October 27, 1966 in Bradford County Deed Book 580 at Page 329.

The lands above conveyed are better described according to a survey prepared by John W. Ward, Registered Surveyor, dated May 7, 1991, and bearing Map No. R-39, as follows: BEGINNING at a found pin marking the northeasterly corner of lands of Scott Carpenter and the southeasterly corner of the lands hereby described and said found pin being the westerly line of lands of William Bowman; thence from said point of beginning and along the northerly line of lands of Scott Carpenter as marked by a fence, North $79^{\circ} 40' 07''$ West 490.40 feet to a found pin marking the northwesterly corner of lands of said Carpenter and the northeasterly corner of lands of William Wishwanick; thence along the northerly line of lands of William Wishwanick as marked by a fence, North $78^{\circ} 59' 08''$ West 1142.45 feet to a pin marking the southwest corner of the lands hereby described and the southeasterly corner of lands of Paul Pautz; thence along the easterly line of lands of said Pautz as marked by a fence, North $7^{\circ} 25' 12''$ East 1658.01 feet to a pin in the southerly line of lands of E. Wayne Pocius, said pin marking the northwesterly corner of the lands hereby described; thence along the southerly line of lands of said Pocius, the following two courses and distances: (1) South $81^{\circ} 34' 45''$ East 478.96 feet along a blazed line to a found pin, and (2) South $82^{\circ} 11' 30''$ East 1246.50 feet to a found pin in the westerly line of lands of William Bowman, said found pin also marking the northeasterly corner of the lands hereby described; thence along the westerly line of lands of said Bowman as marked by a fence, the following two courses and distances: (1) South $10^{\circ} 43' 39''$ West 1017.87 feet to a found pin, and (2)

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South 10° 19' 46" West 722.48 feet to a found pin, said found pin marking the southeasterly corner of the lands hereby described and being the point and place of beginning. CONTAINING 65.398 acres, more or less.

Aug. 4

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, Aug. 26, 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 WARREN, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1

BEGINNING at a point for a corner in or near the center of State Route 1049 (Route No. 869), said point marking the Northeast corner of this parcel of land about to be described, the Southeast corner of a parcel of land conveyed to the Grantees herein Deed 679, Page 1095, the Southwest corner of another parcel of land owned at least in part by the Grantees herein and the Northwest corner of other lands of the Grantors herein, now or formerly; Proceeding thence along the course of said State Route in or near the center thereof, South 23 degrees 26 minutes 10 seconds East 425.12 feet to a corner marking the Southeast of the within described parcel of land and an interior angle of other lands of the Grantors herein, now or formerly; proceeding thence through a pin situate on the Westerly edge of said State Route and thence along a North line of other land of Grantors herein, now or formerly, South 65 degrees 52 minutes 09 seconds West 353.11 feet to a pin for a

corner marking the Southwest corner of the within described parcel of land and the Southeast corner of other lands of the Grantees herein; proceeding thence along a fence line in an East line of other land of the Grantees herein, North 38 degrees 24 minutes 36 seconds West 344.5 feet to a pin or point for a corner marking the Northwest corner of the within described parcel of land an interior angle of other lands of the Grantees herein; proceeding thence along a South line of other land of the Grantees herein, North 54 degrees 14 minutes 19 seconds East 452.53 feet to a point in or near the center of State Route 1049 for a corner, the place of beginning.

CONTAINING 3.51 acres, more or less, as per plat of Survey No. 7817-1 Lot No. 2, by George K. Jones & Associates, dated March 8, 1988. Said survey was approved as a subdivision by the Bradford County Planning Commission on April 21, 1988, and recorded with the Recorder of Deeds of Bradford County, PA on April 21, 1988, to Map No. 2885.

The above legally described lot/parcel is to become part and parcel to the adjacent lot/parcel of Grantees herein, Tax Parcel #56-7-12 and found in Deed Book 678, Page 1095, recorded in Bradford County Register & Recorder's Office to form a single lot of 7.1 acres.

ALSO 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.

PARCEL NO. 2

LOT NO. 1: BEGINNING at a point in the center of the State Highway Route 08094, said point being in the North line of lands of J. Taylor Cook, now or formerly; thence South 54 degrees West 452.5 feet along lands of said J. Taylor Cook, now or formerly, to

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an iron pin; thence North 28 degrees 30 minutes West 115 feet along lands of L.W. Antisdol, now or formerly, to a corner in the creek; thence North 52 degrees East 479.7 feet along lands of Donald Rogers, now or formerly, to the center of the aforesaid road; thence South 24 degrees 30 minutes East 124.5 feet along the center of said road to the place of beginning.

CONTAINING One and thirty-one one hundredths (1.31) acres of land, more or less, as per survey made by George K. Jones & Associates, County Surveyor of Bradford County, being his Map #2397, dated March 12, 1953.

LOT NO. 2: BEGINNING at an iron pin corner in place at the Southerly corner of the Homer Hicks lot, now or formerly; thence along the line of lands as agreed with John T. Cook, now or formerly, bearing South 39 degrees 34 minutes East 344.5 feet near an old wire fence to an iron pipe corner of lands of said Cook, now or formerly; thence along the line of lands of said Cook, now or formerly, bearing South 50 degrees 17 minutes West 146.7 feet crossing Wappasening Creek and along a wire fence to an iron pipe in the line of said fence by a cherry tree; thence along the line of other lands of L. W. Antisdol, now or formerly, bearing North 59 degrees 15 minutes West 180.4 feet to an iron pipe; thence along the line of lands of said Antisdol, now or formerly, bearing North 49 degrees 49 minutes West 185.1 feet to an iron pipe; thence along the line of lands of said Antisdol, now or formerly, bearing North 19 degrees 58 minutes West 112.0 feet to an iron pipe; thence along the line of lands of said Antisdol, now or formerly, now or formerly, bearing North 50 degrees East 229.4 feet crossing Wappasening Creek to a corner near the East edge of said creek; thence along the line of lands of Homer Hicks, now or formerly, bearing South 26 degrees 30 minutes East 117.5 feet to the place of beginning. CONTAINING 2.19 acres, as per survey by Stuart Milnes, dated May 4, 1959.

Being known as: RD 2 BOX 406, ROME, PENNSYLVANIA 18837.

Title to said premises is vested in Paul F. Moran and Nancy J. Moran, husband and wife, by deed from Clarissa T. Hicks, Widow dated May 21, 1999 and recorded June 15, 1999 in Instrument Number 199906299.

PARCEL ID: 56-038-00-026.

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 LSF8 MASTER PARTICIPATION TRUST vs. PAUL FRANCIS MORAN, JR. & NANCY MORAN.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Aug. 5, 2015

Aug. 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 Wed., August 26, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

Beginning at a point in the center of Township Road No. 623 at the northeast corner of lands indicated to be the property now or formerly of the John Mathews Estate on the survey hereinafter referenced; thence

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North 89 degrees 57 minutes East along the center of the Township Road a distance of 86.8 feet to a point; thence on an angle along the line of an existing fence a distance of 45 feet, more or less, to a point, said point being in the east line of the described lot as shown on the hereinafter referenced survey; thence South 06 degrees 56 minutes West a distance of 140 feet, more or less, to an iron pin; thence South 02 degrees 26 minutes West along a staked line a distance of 228 feet to an iron pin for a corner; thence North 84 degrees 23 minutes West a distance of 144 feet to an iron pin for a corner; thence North 08 degrees 21 minutes East along the line of a fence a distance of 396 feet to the center of Township Road No. 623, the point and place of beginning.

Being and intending to described the lot containing 1.2 acres (excepting a small portion from the northeast corner thereof?) as shown on Survey No. 8775 made by George K. Jones, Registered Surveyor, dated June 15, 1973.

Grantors, Jed A. Lezak and Tania J. Lezak, do hereby grant and convey to Grantee, Walter L. Brown, III, his heirs and/or assigns, all of their right, title and interest in and to all oil, gas and mineral rights and/or any declarations of pooling, 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, Grantors, Jed A. Lezak and Tania J. Lezak, do hereby grant and convey to Grantee, Walter L. Brown, III, his heirs and/or assigns, all of their 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 land from and after the date hereof. This shall include an oil and gas lease between Jed A. Lezak and Chesapeake Appalachia, LLC, dated June 10, 2008 and recorded July 21, 2008 to Bradford County Instrument Number 200811103.

By acceptance of the Deed, the Grantee herein, Walter L. Brown, III, does hereby acknowledge that the above described lands are subject to a paid up oil and gas lease described above for a primary term of 5 years.

TITLE TO SAID PREMISES IS VESTED IN Walter L. Brown, III, unmarried, by Deed from Jed A. Lezak and Tania J. Lezak, h/w, dated 05/24/2013, recorded 06/04/2013 in Instrument Number 201309953.

Tax Parcel: 39-058-00-187-000-000.

Premises Being: 1152 Andrus Hill Road, Ulster, PA 18850.

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 PENNY MAC LOAN SERVICES vs. WALTER L. BROWN, III.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Aug. 5, 2015

Aug. 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 Wed., August 26, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

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LEGAL DESCRIPTION

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

Beginning at a point in the south line of Pitney Street, and being the northwest corner of Lot No. 2 conveyed by Russell I. Hamilton, et. ux, to Glenn E. Rolls, et. ux., by deed recorded in Bradford County Deed Book 491 at Page 164; running thence westerly along the south line of Pitney Street seventy-two and five-tenths (72.5) feet to a point for a corner; running thence southerly along the easterly line of lands of Rex Sprout (now or formerly) to the north line of lands now or formerly known as Keystone Park; running thence easterly along the north line of said Park lands sixty-two and five-tenths (62.5) feet to the southwest corner of lands of Glenn Rolls (now or formerly); running thence northerly along the west line of lands of said Rolls to the south line of Pitney Street; the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin Fitzgerald, by Deed from Norman J. Fitzgerald, widower, dated 11/06/2000, recorded 03/09/2001 in Instrument Number 200102373.

Tax Parcel: 41-007.05-049-000-000.

Premises Being: 136 Pitney Street, Sayre, PA 18840-2918.

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

Seized and taken into execution at the suit of U.S. BANK NATIONAL ASSOCIATION vs. KEVIN FITZGERALD.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Aug. 5, 2015

Aug. 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 Wed., August 26, 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 Athens Township, Bradford County, Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point at the low water line on the East side of the Susquehanna River two hundred twenty five (225) feet northerly from the property formerly deeded to Willard and Mamie E. Keeler on November 6, 1952 and running northerly along low water line of the Susquehanna River three hundred twenty three (323) feet plus or minus to a point; thence easterly bearing South sixty five (65) degrees East, crossing State Highway No. 08077, one hundred forty (140) feet plus or minus, to an iron pin; thence southerly bearing South fifteen (15) degrees thirty (30) minutes West ninety three (93) feet to an iron pin; thence westerly bearing South eighty two (82) degrees nineteen (19) feet to an iron pin; thence southerly bearing South three (3) degrees East forty four (44) feet to an iron pin; thence southerly bearing South seven (7) degrees thirty (30) minutes West one hundred sixty (160) feet to an iron pin; thence westerly, bearing North seventy one (71) degrees West two hundred nineteen (219) feet plus or minus, crossing the State Highway to the place of beginning.

HAVING THEREON ERECTED a dwelling house and shed and known as 1242 Riverside Drive, Athens, PA 18810.

Subject to existing State Highway 08077, as shown on Map No. 63 by George K. Jones, County Surveyor, dated November 21, 1958.

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Excepting and reserving unto Sayre Land Company, its successors and assigns, an unlimited right of way for ingress and egress over the road which crosses the Northeast corner of the above described premises and which leads from State Highway No. 08077 to the water reservoir.

BEING THE SAME PREMISES WHICH Jane L. Hibbard by deed dated 10/22/2009 and recorded 10/29/2009 in Bradford County Instrument No. 2009-23332, granted and conveyed to Linda Hall.

ACCOUNT: 09-020-21-141-001.

PID: 27420.

ASSESSED VALUE: \$27,750.

COMMON LEVEL RATIO: 3.13.

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

Seized and taken into execution at the suit of U.S. BANK NATIONAL ASSOCIATION vs. LINDA HALL.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Aug. 5, 2015

Aug. 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 Wed., August 26, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

BEGINNING at a point in the center line of S.R. 4014 where the lands now or formerly of Brenda Ellis and the property described in this deed come together; thence follow the center line of said State Route South 56 degrees 34 minutes 21 seconds East 102.26 feet to another point in the center line of S.R. 4014 for a corner; thence leave the center line of S.R. 4014 and go South 06 degrees 11 minutes 51 seconds West 773.08 feet through a set capped iron rod located near the Southern edge of S.R. 4014 and to a second set capped iron rod for a corner; thence South 81 degrees 26 minutes 52 seconds West 364.87 feet to a found monument for a corner; thence North 36 degrees 40 minutes 40 seconds East 673.27 feet through a found monument located near the Southern edge of S.R. 4014 and to a point in the center line on S.R. 4014, which is the point and place of beginning.

BEING AND INTENDING to describe Lot 2, 6.058 acres on Subdivision of Property of Stephen and Ruth Bayles, survey by Jon P. Seifried, which survey was dated July 8, 2002 and being Project No. 66-40-B. Said subdivision was approved by the Bradford County Planning Commission on September 30, 2002 and assigned to office file number 2002-122.

TITLE TO SAID PREMISES IS VESTED IN Brenda L. Ellis, by Deed from Richard L. Ellis, unmarried and Brenda L. Ellis, unmarried, dated 05/01/2001, recorded in .

Tax Parcel: 39-057.00-061-000-000.

Premises Being: rd 1 Box 217A a/k/a 7894 Springfield Road, Milan, PA 18831-7951.

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.

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Seized and taken into execution at the
suit of WELLS FARGO, N.A. vs. BREN-
DA L. ELLIS & STEPHEN H. BAYLES,
SR.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Aug. 5, 2015

Aug. 4, 11, 18