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**Bradford County Law Journal**

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Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

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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## 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

##### **Brown, Ann M.**

Late of the Township of Pike (died May 6, 2014)

Executor: Harry A. Brown, 13384 Route 467, Stevensville, PA 18845

Attorneys: Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

##### **Evans, Brandon Ray**

Late of Troy Borough (died August 11, 2014)

Administrator: Henry G. Evans, 4694 Fallbrook Road, Troy, PA 16947

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

#### SECOND PUBLICATION

##### **Bride, Gerald F.**

Late of Bradford County

Executrix: Mary Street Brandenburg 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

##### **Champluvier, Iva Irene Seymour a/k/a**

##### **Iva I. Seymour Champluvier**

Late of Towanda (died July 31, 2014)

Executor: Gary L. Seymour c/o Douglas P. Thomas, Esquire, 415 Wyoming Avenue, Scranton, PA 18503

Attorney: Douglas P. Thomas, Esquire, 415 Wyoming Avenue, Scranton, PA 18503

##### **Fulda, Edith J.**

Late of North Towanda Township (died July 13, 2013)

Executrix: Theresa Fulda 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

##### **Hyde, Marcella M.**

Late of Canton Borough (died July 23, 2014)

Co-Executors: Albert L. Smith, 305 Concord Avenue, Exton, PA 19341, Robert M. May, 1402 S. Lakeside Drive, Apt. 312N, Lake Worth, FL 33460 and Linda H. Henry, 205 W. Cooper Street, Athens, PA 18810

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

##### **Lindstrom, Nancy A.**

Late of Bradford County

Executrix: Christine Lindstrom 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

##### **Smith, Olen, Jr. a/k/a Olen Smith**

Late of Canton Township (died June 26, 2014)

Executrix: Janna Smith Pitlyk, 845 Park Avenue, Albany, NY 12208

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

##### **Tulanowski, Joseph W.**

Late of Wells Township (died April 1, 2014)

Executrix: Laura J. Bolt, 3827 Bucks Creek Road, Gillett, PA 16925

Attorneys: Evan S. Williams, III, Esquire, Brann, Williams, Caldwell &

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Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

THIRD PUBLICATION

McCarty, Rowena W.

Late of 387 James Monroe Avenue, Monroeton (died July 2, 2014)

Administratrix CTA: Stephanie Manchester, 169 Ridge Road, Rome, PA 18837

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, Post Office Box 309, Athens, PA 18810

Payne, Robert W. a/k/a Robert William Payne

Late of Canton Borough (died July 9, 2014)

Executor: Edward J. Payne, P.O. Box 14, Canton, PA 17724

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

Pike, Margreta a/k/a Margareta G. Pike

Late of Athens Borough (died July 30, 2014)

Executrix: Arlene Lamie, 517 North Hopkins Street, Apt. 4, Sayre, PA 18840

Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

Westrick, Paul A. a/k/a Paul A. Westrick, Sr.

Late of South Creek Township (died July 31, 2014)

Executor: James M. Westrick, 414 Hillview Drive, Elmira, NY 14904

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

NOTICE OF ADMINISTRATIVE SUSPENSION

NOTICE IS HEREBY GIVEN that John S. Hollister of Bradford County has been Administratively Suspended by Order of the

Supreme Court of Pennsylvania dated August 6, 2014, pursuant to Rule 111(b), Pa. R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective September 5, 2014 for Compliance Group 3.

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

Sept. 9

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, on July 14, 2014.

The name of the Corporation is:  
YANKEE MILITIA, INC.

The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988 and its amendments.

RICHARD A. WILSON, ESQUIRE  
Route 6  
P.O. Box 769  
Wyalusing, PA 18853  
(570) 746-3480  
www.richardwilson.com

Sept. 9

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, September 24, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

Assessment No. 55-060.03-028.

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

Lot No. 1—BEGINNING at an iron monument in the easterly line of the State Road distance northerly 178.5 feet from the southwest corner of the Ulster Public Library Building on the east side of said State Road, and being the southwest corner of lands to be herein conveyed; thence South  $67^{\circ}10'$  East 80 feet to an iron monument for a corner; thence North  $25^{\circ}45'$  East 56 feet to an iron monument for a corner; thence North  $67^{\circ}10'$  West 80 feet to an iron monument for a corner in the east line of the State Road; thence along said east line, South  $25^{\circ}45'$  West 56 feet to the place of beginning.

CONTAINING approximately 4,480 square feet of land with a frame and concrete block garage thereon.

Lot No. 2—BEGINNING at the northeast point of lands of George F. Storer and wife, now or formerly, for a corner; thence westerly along lands of Paul R. Dorsney, now or formerly, 80 feet to an iron pin in the east line of Main Street in Ulster Village; thence northerly along the east line of said street, 21 feet to an iron pin for a corner; thence easterly along lands of Stephen Congdon, now or formerly, 80 feet to a corner; thence southerly along said Congdon lands, now or formerly, and parallel with the east line of Main Street, 21 feet to the place of beginning.

GRANTORS EXCEPT AND RESERVE for themselves, their heirs and assigns, all of the oil, gas and minerals on and under the above described property, along with easements and rights of way for themselves, their heirs, successors, assigns, lessees and other parties to remove the oil, gas and minerals from the property. Grantors also reserve the right to enter on to the property to explore for oil, gas and minerals, to construct well sites and any other structures,

install utility lines, access roads, pipelines and also to place on the property and use any other machinery, equipment or structures needed to remove the oil, gas and minerals from the property and to do whatever else is necessary, desirable or appropriate to remove the oil, gas and minerals from the property.

BEING the same premises conveyed to John R. Palfreyman by deed from Christopher Sutton and Lori Sutton, husband and wife, dated August 27, 2012 and recorded on August 30, 2012 to Bradford County Instrument Number 201224901.

UNDER and SUBJECT to all easements, rights-of-way, encumbrances, restrictions, reservation, exceptions and other matter contained in prior instruments of record.

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

Seized and taken into execution at the suit of PS BANK vs. JOHN PALFREYMAN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
September 3, 2014

Sept. 2, 9, 16

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### SHERIFF'S SALE

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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, September 24, 2014 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 in Southcreek Township, Bradford County, Pennsylvania, bounded and described as follows:

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BEGINNING at a point in the centerline of State Route 4034, also known as Roaring Run Road, thence along the centerline of State Route 4034, North 47° 00' 00" East 51.45 feet to a point in the centerline of State Route 4034; thence leaving the centerline of State Route 4034 and along other lands of D. Shaun Congdon, now or formerly North 56° 37' 50" West 36.56 feet to a set capped iron rod; thence North 21° 53' 59" West 228.81 feet to a set capped iron rod; and North 07° 24' 14" East 477.05 feet to a set capped iron rod; thence along lands of Donna R. Getz, now or formerly, South 54° 32' 18" West 504.64 feet to a found monument; thence along lands of Alden J. Briggs, now or formerly, South 81° 51' 40" East 155.00 feet to a set capped iron rod; thence South 13° 05' 18" East 149.00 feet to a found monument; thence South 61° 21' 39" East 150.68 feet to a point in the centerline of existing driveway; thence South 21° 53' 59" East 201.00 feet to a point; thence South 56° 37' 50" East 40.00 feet to a point in the centerline of State Route 4034, the point and place of beginning.

CONTAINING 2.466 acres of land according to survey of lands of D. Shaun Congdon dated November 5, 2003 by Jon P. Selfried, R.S. being project no. 40-102-B. Said survey was approved as a subdivision by the Bradford County Planning Commission on January 28, 2004 as file number 2004-015. Said survey map was recorded in the Office of the Recorder of Deeds on January 28, 2004 as Instrument Number 200401011, Drawer 43, map 118 and Microfilm number 6990.

Being known as: 18 WILDFLOWER LANE, GILLETT, PENNSYLVANIA 16925.

Title to said premises is vested in Robert A. Haughwout and Judith L. Haughwout by deed from D. Shaun Congdon and Rebecca Congdon, his wife dated February 20, 2004 and recorded February 24, 2004 in Instrument Number 200402167.

PARCEL ID: 40-002-00-076.

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 EMBRACE HOME LOAN INC. vs. ROBERT A. HAUGHWOUT & JUDITH L. HAUGHWOUT.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

September 3, 2014

Sept. 2, 9, 16

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### SHERIFF'S SALE

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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, September 24, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

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

#### LOT #1:

BEGINNING at a stake in the South line of Pine Street at the North East corner of Lot No. 54; thence by the South line of Pine Street N. 81 degrees 50 minutes E. thirty (30) feet to a point in the center of lot No. 53; thence S. 8 degrees 10 minutes E. one hundred and seventy five (175) feet to the North line of lot No. 45; thence by the North line of said lot S. 81 degrees 50 minutes W. thirty (30) feet to the South-east corner of lot No. 54 and from thence by the East line of said lot N. 8 degrees 10 minutes W. one hundred and seventy-five (175) feet to the

aforesaid place of beginning, and being and intending to describe the West half of lot No. 53 on the Murray plot; recorded in Bradford County Book of Maps page 89.

LOT #2:

BEGINNING at a stake in the South line of Pine Street at the Northwest corner of Lot No. 53; thence by the West line of said Lot, South eight (8) degrees and ten (10) minutes East, one hundred seventy five (175) feet to the Northeast corner of Lot No. 44; thence by the North line of the said Lot, South eighty-one (81) degrees and fifty (50) minutes West, eight (8) feet to a corner; thence North eight (8) degrees and ten (10) minutes West, one hundred seventy (175) feet to the South line of Pine Street; thence by the South line of the said Street, North eighty one (81) degrees an fifty (50) minutes East, eight (8) feet to the place of beginning.

Being a strip of land off from the East side of Lot No. 54 of the 'Murray Plot' eight (8) feet in width and one hundred seventy five feet in depth.

TITLE TO SAID PREMISES IS VESTED IN Tina Amey, single, by Deed from Edward C. Bowman, single and Mer-randa Rought, single, dated 10/22/2012, recorded 10/25/2012 in Instrument Number 201229426.

Tax Parcel: 07-020.17-029.

Premises Being: 316 East Pine Street, Athens, PA 18810-1714.

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. TINA AMEY.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
September 3, 2014

Sept. 2, 9, 16

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, September 24, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN parcel of land lying and being situate in the Township of Athens, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, said, said pin being at the southwest corner of the lands herein described; thence North 9 degrees 52 minutes East 131 feet to an iron pin for a corner; thence South 80 degrees East 95 feet to an iron pin for a corner; thence South 12 degrees West 131.5 feet to an iron pin for a corner, thence North 78 degrees 53 minutes West 90 feet to the place of beginning. More particular described by a Survey prepared by Joyce Surveying & Mapping Associates dated March 31, 2006, and bearing Plan Number JS0605B.

Together with that real property described as follow: BEGINNING at a utility pole, said utility pole being the southwest corner of the premises conveyed herein and the southeast corner of the premises now or formerly of Joanne M, Croteau and Henry Croteau and also being 440 feet more or less from the east line of Rosh Street; running thence N. 06' 00' 20" E. along the eastern line of the premises now or formerly of Joanne M. Croteau and Henry Croteau a distance of 134 feet to a set pin for a corner; running thence S. 83' 10' 46" E. along the southern boundary of Jeffrey Dann and Beverly Dann a distance of 95 feet to a found pin for a corner; running thence S. 08' 08' 21" W. along the western boundary of premises now or formerly of Floyd Haggerty and Marie Haggerty a distance of

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134.50 feet to set railroad spike for a corner, running thence N. 82° 52' 30" W. a distance of 90 feet to a utility pole for a corner, said corner being the point and place of beginning.

BEING that same real property transferred from Ralph Zehr and Betty Zehr to Charles Zimmer by Deed dated April 26, 2006 and recorded as Inst 200604844.

Improvements to the parcel include a frame structure and swimming pool.

The subject real property bears tax parcel number: 09-020.23-341-000-000.

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 CENTRE CONCRETE COMPANY vs. CHARLES ZIMMER.  
Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
September 3, 2014

Sept. 2, 9, 16

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### SHERIFF'S SALE

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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, September 24, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot of land in Litchfield Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of S R 08083 and being the northeast corner of lands conveyed to Keith A. Wandell and Joyce A. Wandell, and running thence north 82° 17' west 981.4 feet along the northerly

line of said Keith A. Wandell to a pin in a fence line in the easterly line of lands of Joseph Conrad; thence north 07° 32' east 530 feet along the said fence line to a pin; thence north 79° 21' east 493 feet to a pin in the center line of said S. R. 08083; thence southerly along the said center line 896.9 feet to the place of BEGINNING.

CONTAINING 10 acres of land as surveyed by George K. Jones, Being Map No. 9515, dated 1 August 1975.

BEING the same premises which George E. Wandell, married, by Deed dated June 17, 1997 and recorded June 23, 1997 in the Office of the Recorder of Deeds in and for Bradford County in Deed Instrument #199715912, granted and conveyed unto George E. Wandell and Linda S. Wandell, his wife.

BEING PARCEL NO.: 23-021.00-143.

BEING KNOWN AS RR 2 Box 268 a/k/a 64 Wandell Lane, 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 BANK OF NEW YORK MELLON vs. GEORGE WANDELL & LINDA WANDELL.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
September 3, 2014

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### SHERIFF'S SALE

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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, September 24, 2014 at 10:00



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o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lots, piece of ground situate in Herrick Township, County of Bradford, Commonwealth of Pennsylvania.

Lot No. 1

BOUNDED on the North by highway designated as Route 409; on the East and the South by lands now or late of John H. and Neva Schoonover; and on the West by lands of Evelyn Rolles, now or formerly; and being a lot 50 feet in width along said highway and 150 feet in depth, measured from the center of said highway.

Lot No. 2

BEGINNING in the center of the public road leading from Camptown to Towanda and known as the Main Street in the said Village of Camptown, at or near the east side of the west abutment of the bridge in the said street, near where was formerly the blacksmith shop of J.B. Overfield and land now or formerly of Martin Bramhall estate; thence along said land and lands of Verne Jones, South 16 degrees West 18 rods to a corner on the line of lands formerly owned by John S. Thompson, but now owned by Fred E. Stevens, now or formerly; thence easterly along the said Stevens lands 68 feet to a corner of lands of Mrs. Jennie Bradley, now or formerly; thence along said land and lands of Loren E. Jones, now or formerly, North 16 degrees East 18 rods to the center of said street; thence along the center of said street, North 73 1/2 degrees West 68 feet to the place of beginning.

CONTAINING 74 square perches of land, be the same more or less, having thereon house and garage.

In the foregoing described Lot No. 2 the point of beginning is at or near the east side of the west abutment of the bridge in said street. Since the making of said description, the bridge has been moved and the above referred to point of beginning is intended to describe the east side of the west abutment of the old bridge and not the new bridge.

TAX PARCEL # 61-103.01-007-000-000.

BEING KNOWN AS: 3938 Route 409, Wyalusing, PA 18853.

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 LAKEVIEW LOAN SERVICING vs. JOETTE EGNATZKY & EDWARD E. EGNATZKY, JR.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

September 3, 2014

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### SHERIFF'S SALE

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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, September 24, 2014 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 situated in the Township of Ridgebury, Bradford County Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of State Highway, commonly known as Berwick Turnpike, where it intersects with the center line of a proposed street which is unnamed; thence proceeding along the center line of said Berwick Turnpike South 5 degrees 30 minutes East, a distance of One hundred ninety-eight (198) feet to a point; thence through an iron pin, North 85 degrees 30 minutes West, a distance of Two hundred sixteen (216) feet to an iron pin which is located on the East line of a street, said street

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being unnamed; thence North 2 degrees West, a distance of One Hundred seventy-five (175) feet to an iron pin located in the center line of the first mentioned street; thence through the center line of the street North 88 degrees East, a distance of Two hundred four and five-tenths (204.50) feet through an iron pin and the place of BEGINNING.

BEING and intending to describe Lot No. 2 as set forth on a survey prepared by George K. Jones, County Surveyor, bearing No. 3818 dated December 13, 1959.

BEING Parcel #30-004.04-006.

BEING the same premises which Tammy L. Adams n/b/m Tammy L. Beckwith and Edwin B. Beckwith, wife and husband and Tina L. Anthony and Mark G. Anthony, wife and husband by deed dated August 16, 2012 and recorded August 20, 2012 in the Office of the Recorder of Deeds in and for the County of Bradford as Deed Instrument 201223258, granted and conveyed unto Kimberly Winters, married.

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. KIMBERLY WINTERS.  
Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
September 3, 2014

Sept. 2, 9, 16

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, September 24, 2014 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 Townships of North Towanda, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the bridge carrying the new U.S. Highway Route No. 6 over Sugar Creek, being the most westerly point of the land about to be conveyed; thence along the center line of said U.S. Route 6 the following courses and distances: North 76° East 138 feet; North 78° East 213 feet; North 82° 15' East 200 feet; North 86° 15' East 200 feet; South 89° 45' East 200 feet; South 85° 45' East 392 feet to a point at the intersection with the center line of Township Road No. 154; thence along the center line of said Township Road No. 154 the following courses and distances: South 20° 30' East 118 feet; South 38° 30' East 100 feet; South 46° East 100 feet; South 59° 30' East 100 feet; South 70° East 132 feet to a point in the center line of old U.S. Route 6; thence South 73° West 75 feet; thence South 67° West 133 feet to the center of the old bridge; thence along the thread of the stream of Sugar Creek North 62° West 595 feet; South 87° West 460 feet; North 79° 45' West 556 feet to the place of beginning.

CONTAINING 6 acres of land, be the same more or less.

BEING the same premises conveyed to Thomas B. Myers and Joy E. Myers by Glenn Leigh Shaffer, by Deed dated March 23, 2005, and recorded March 29, 2005, at Bradford County Instrument Number 200502952.

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

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conveyed or affecting the same as a matter of record.

Parcel No.: 51-072.00-025-000-000.

Property Address: 18 Sugar Creek Road, Towanda, PA 18848.

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 PS BANK vs. THOMAS MYERS & JOY E. MYERS.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

September 3, 2014

Sept. 2, 9, 16