

Bradford County Law Journal

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Vol. 5 Towanda, PA Tuesday, January 14, 2014 No. 472



The Court: The Honorable Maureen T. Beirne, President Judge

Editors: Albert C. Ondrey, Esquire, Chairman
Daniel J. Barrett, Esquire
Deborah Barr, Esquire
Frances W. Crouse, Esquire

BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

January 20, 2014 through January 24, 2014

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Tuesday, January 21

8:30 am	Prot. From Abuse	Moody v. Moody	2013FC0008
12:00 pm	Answer/Response Withdraw As Counsel		
		Stroud v. Stroud	2013FC0207
	Rule—Answer/Response Deadline		
		In Re: Swenson	08-13-0171
		Bardo v. Gowin	2012FC0080
1:00 pm	Contempt Hrng.	Radney v. Cotter	2006FC0406
	Supt. Contempt Hrng.	McCracken v. Strope	01FS000283
		Brad. Co. CYS v. Rinebold	12FC000410
		Robinson v. Ciavardini	1997FC0402
		Boom v. Blaisure	2001FC0787
		House v. Schrader	2003FC0535
		Brad. Co. CYS v. Shaw	2008FC0450
		Fassett v. Talada	2010FS0613
		Winters v. Winters	2011FC0462
		Davis v. Bacon	2012FC0103
		Weiss v. Knolles	2012FC0215

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.

Subscription \$75.00 per annum, \$3.00/individual copies.

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3:15 pm	Pet. to Term. Supt.	Benson v. Dodge	2011FC0217
Wednesday, January 22			
8:30 am	Permanency Review Hrng.		DP-000001-13
9:15 am	Permanency Review Hrng.		DP-0000049-13
10:00 am	Adjudicatory Hrng.		JV-0000053-13
10:30 am	Juvenile Review		JV-0000126-12
Thursday, January 23			
8:30 am	Pet. for Mod. of Supt.	Ackley v. Johnson	2012FC0387
9:15 am		Johnson v. Stroud	2013FC0060
10:00 am	Pet. for Supt.	McClain v. Lowman	2013FC0610
10:45 am	Pet. for Mod. of Supt.	French v. Evans	2013FC0282
11:30 am		Jackson v. Nichols	2013FC0345
1:00 pm	Pet. for Supt.	Gardner v. Whinnery	2013FC0485
1:45 pm		Brad. Co. CYS v. Laudenslager	2006FC0467
	Pet. to Term. Supt.	Brad. Co. CYS v. White	2006FC0466
2:30 pm		Powell v. Ruttly	1996FC0471
2:45 pm	Pet. for Mod. of Supt.	Benson v. Barrett	2003FC0491
Friday, January 24			
8:30 am	Pet. for Mod. of Supt.	Brad. Co. CYS v. Muzzy	2012FC0458
9:15 am		Talada v. Fessenden	2005FC0576
10:30 am		Tucker v. Tucker	2013FC0294
11:15 am		Wade v. Dickerson	2003FC0543
1:00 pm	Pet. for Supt.	Keltz v. Keltz	2013FC0633
1:45 pm	Pet. for Mod. of Supt.	Isaac v. Comstock	2007FC0731
2:30 pm		Mullen v. Stermer	2004FC0403
3:15 pm	Pet. to Term. Supt.	Decker v. Soltis	1996FC0610

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

Bailey, Alan Gary

Late of Overton Township (died October 7, 2013)

Administratrix: Shirlee E. Bird, 72 Pelton Hill Road, New Albany, PA 18833

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

Bailey, Phyllis M.

Late of Monroe Borough (died December 3, 2013)

Executor: Benjamin H. Innes c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Barrett, Thomas Arthur

Late of Bradford County

Executrix: Andrea Rackley c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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

Foust, Ruth S. a/k/a Ruth Alice Foust

Late of Canton Township (died December 11, 2013)

Executrix: Sheryl S. Jennings, 639 Dodge City Road, Granville Summit, PA 16926

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 120 Troy Street, Canton, PA 17724

Jones, Marilyn L. a/k/a Marilyn Laurene Noble Jones

Late of Wells Township (died October 23, 2013)

Executor: J. Kelsey Jones, P.O. Box 40, Pine City, NY 14871

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

Merosh, John P.

Late of Bushkill Township (died January 15, 2007)

Executors: Lewis Cole and Jean Cole, 1077 Clearfield Rd., Nazareth, PA 18064

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

Wright, Charles A. a/k/a Charles Addison Wright

Late of Granville Township (died November 7, 2013)

Executor: Gerald S. Hawthorne, 724 Baptist Church Rd., Granville Summit, PA 16926

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

THIRD PUBLICATION

Reed, Dorothy L. a/k/a Dorothy Louise Reed

Late of W. Burlington Township (died November 14, 2013)

Executrix: Edith R. Hurlburt, 620 Canton Street, Troy, PA 16947

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

REGISTER'S NOTICE

0805-0267 SECOND AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF EVAN S. WILLIAMS, JR., ESQUIRE of the Estate of Robert D. Pearson, late of Sylvania Borough, Bradford Co., PA.

0812-0021 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF MICHAEL R. PROCTOR, Executor of the Estate of Margaret Proctor, late of Ulster Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 28th day of January, 2014.

Shirley Rockefeller
Register of Wills

Jan. 14, 21

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA
CIVIL ACTION: QUIET TITLE

NO.: 2013QT0059

CAROLYN J. VOGLE-PRINGLE,
Plaintiff

vs.

GEORGE W. VOGLE, deceased
his heirs, personal representatives,
devisees and assigns, and any and
all other persons claiming any right,
title or interest in and to the subject
premises situate in Towanda Borough,
Bradford County, Pennsylvania, from
or through him,

Defendants

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NOTICE

TO THE DEFENDANTS ABOVE-NAMED:

You and each of you are hereby notified that Carolyn J. Vogle-Pringle, has filed a Complaint in Action to Quiet Title against you in the Court of Common Pleas of Bradford County, Pennsylvania, filed to the above term and number, setting forth that Carolyn J. Vogle-Pringle is the owner in fee simple of the following described lands:

ALL that certain lot, piece or parcel of land, lying and being in the Third Ward of Towanda Borough, County of Bradford and State of Pennsylvania, being the back parts of lots nos. 11 and 12 in Block No. 9 of Sayre & Co.'s addition to Towanda Borough and bounded and described as follows:

Beginning at corner of Sayre & Co. To land of L. Smith, one hundred feet, thence Northerly along line of L. Smith fifty feet to lands of Ellie L. Weldy; thence Westerly one hundred feet to T2 Street and thence Southerly along T2 Street fifty feet to the place of beginning.

Being the same land conveyed by Ellie L. Weldy to Edward Moyer by deed dated November 29, 1890 and recorded in Bradford County Deed Book No. 187, Page 331; and thence, by Edward moyer to George W. Vogle by deed dated February 7, 1905 and recorded in Bradford County Deed Book No. 262, Page 145.

The Court has ordered that service of said Complaint be made upon you by publication, and you are hereby notified that you are required to plead to the said Complaint by filing an Answer or by bringing an Action in Ejectment within twenty (20) days from the date of this publication and file an Answer showing what title, if any, you have to the above-described premises. 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 SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Jan. 14

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, PA, on November 27, 2013. The name of the proposed corporation is:

CANTON HOMETOWN
HEROES, INC.

of: 111 Lycoming Street, Canton, PA 17724.

The corporation has been incorporated under the Non Profit Corporation Law of 1988.

BRANN, WILLIAMS, CALDWELL
AND SHEETZ

Attorneys at Law
120 Troy Street
Canton, PA 17724

Jan. 14

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, January 29, 2014 at 10:00

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

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

Beginning at an iron pin a corner of E. E. Camp's lot, now or formerly, on Peal Street; thence along the west side of Pearl Street South $4\ 1/2^\circ$ West 6 perches to a post; thence South 69° West 4.68 perches to a corner on Hammerly's line, now or formerly; thence by said Hammerly's line, now or formerly, North $4\ 1/2^\circ$ East 3.12 perches to a post; thence North $59\ 1/4^\circ$ West 3.24 perches to a corner on Gaylord Street; thence by said Street North $4\ 1/4^\circ$ East 3.40 perches to a corner of E. W. Camp's lot, now or formerly; thence by said E. W. Camp, now or formerly, South 86° East 7.16 perches to the place of beginning. Containing 37 square perches of land, be the same more or less according to a survey of David Croft made May 9, 1883.

Excepting and Reserving therefrom the following piece or parcel of land, bounded and described as follows: Beginning at the Northeast corner of the premises herein described marked by an iron pin located on the West side of Pearl Street; thence South $12^\circ 45'$ East 24 feet along the west side of Pear Street to the Northeast corner of Glenn W. Arey et ux, now or formerly; thence South $76^\circ 18'$ West 82 feet to a corner in the east line of Robert Coswell, now or formerly; thence along the East line of Robert Coswell, now or formerly, North $7^\circ 20'$ East 31 feet to rectangular iron pin for a corner; thence in an easterly direction 81 feet to the place of beginning. Bearings on the above described excepted lot are magnetic for July, 1942, as per survey of Charles F. Welles.

Being the same premises conveyed to Timothy D. Sickler by deed of Todd B. Goodwin and Lynelle M. Goodwin, his wife, dated August 2, 2000 and recorded August

7, 2000 as Bradford County Instrument Number 200007223.

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 KNOWN AS: 108 Gaylord Street, Wyalusing, PA 18853.

PROPERTY ID NO.: 60-114.04-103.

TITLE TO SAID PREMISES IS VESTED IN HAROLD SMITH BY DEED FROM TIMOTHY D. SICKLER, SINGLE DATED 01/13/2008 RECORDED 01/15/2008 IN DEED BOOK Instrument # 200800557.

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 ONE WEST BANK vs. HAROLD SMITH.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 8, 2014

Jan. 7, 14, 21

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 29, 2014 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 situate in the Town-

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ship of North Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at a point in the center of State Highway Route No. 220 opposite an iron pin the Northeast corner of lands of Henry VanDyne, now or formerly; thence South $68^{\circ} 45'$ West through an iron pin the Southwest side of the highway along lands of VanDyne, now or formerly, a distance of four hundred twenty (420) feet to an iron pin for a corner; thence continuing along other lands of VanDyne, North $22^{\circ} 15'$ West a distance of two hundred (204) feet to an iron pin for a corner; thence along other lands of Northeast Developers, Inc., now or formerly, North $68^{\circ} 45'$ East through an iron pin in the side of the highway a distance of three hundred seventy-six (376) feet to a point in the center of the highway; thence along the center of the highway South $34^{\circ} 45'$ East a distance of two hundred eight and seven-tenths feet (208.7) to the place of beginning.

CONTAINING 1.87 acres, according to Survey No. 4449 made by George K. Jones, Bradford County Surveyor, July 19, 1961.

EXCEPTING AND RESERVING from the premises described above, the easement required by highway purposes by the Commonwealth of Pennsylvania shown on plat plan recorded July 30, 1970 in Office of the Recorder of Deeds of Bradford County, and conveyed by Northeast Developers, Inc. by deed recorded in Bradford County Deed Book 608 at page 75 per Map No. 631 dated April 30, 1971, and recorded August 4, 1971.

LOT NO. 2: BEGINNING at a found pin, said pin being 40 feet from the center line of Township Road 592 (Old U.S. Route 6) in the southeasterly corner of the lot about to be described continuing thence N $77^{\circ} 54' 50''$ W along the north line of Township Road 592 a distance of 268.60 feet to a point; thence N $34^{\circ} 16' 51''$ W a distance of 20.31 feet to a found pin; thence N $55^{\circ} 43' 08''$ E

a distance of 182.32 feet along the Grantees land to a found pin; thence S $35^{\circ} 05' 17''$ E a distance of 214.74 feet to the point and place of beginning.

CONTAINING 0.49 acres of land.

BEING AND INTENDING to describe the same premises as shown on a survey map prepared by Aloysi Engineering Services, Inc. on October 29, 1999, identified as Project No. 59963 and as approved for subdivision by the Bradford County Planning Commission on January 12, 2000; said subdivision plan is recorded in the Office of the Register and Recorder of Bradford County as Map 6030, Drawer 38, Map 130, and Instrument Number 200000279 and filed on January 13, 2000.

BEING AND INTENDING to describe the same premises conveyed to the within Mortgagors by deed dated June , 2008 to be recorded herewith.

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. ROBERT GLANTZ & MINDY GLANTZ.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 8, 2014

Jan. 7, 14, 21

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 29, 2014 at 10:00

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

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

BEGINNING at a point in the west line of Chestnut Street North 09° East 84.6 feet from the north line of Merrill now Lincoln Street; thence North 81° West 150 feet to the east line of Lot No. 8; thence by the east line of said lot North 09° East 50 feet to the southwest corner of Lot No. 1; thence by the south line of said lot South 81° East 150 feet to the west line of Chestnut Street; thence by the west line of said street South 09° West 50 feet to the place of beginning, and being Lot No. 2 of the Elsbee Plot.

RESERVING the use of a driveway on the strip along the south side of above described lot eight feet in width and extending westerly eight feet from the west line of Chestnut Street, to be used as a driveway in common with Frank A. Spangenberg and Irene Spangenberg, his wife, their heirs and assigns, forever and to the owner of the land adjoining on the south, (owned now or formerly by F.R. West), their heirs and assigns forever.

BEING the same premises which Tracy L. Elvidge, by Deed dated September 3, 1997 and recorded September 5, 1997 in the Office of the Recorder of Deeds in and for Bradford County as Instrument No. 199718562 granted and conveyed unto Tracy L. Stradley, in fee.

PARCEL NO. 36-020.23-179.

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 HOUSEHOLD FINANCE CON-

SUMER DISCOUNT COMPANY vs. TRACY L. STRADLEY a/k/a TRACY L. LEWIS & THOMAS E. LEWIS.

Clinton J. Walters, Sheriff
Sheriff's Office

Towanda, PA

Jan. 8, 2014

Jan. 7, 14, 21

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 29, 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 Township of Warren, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at in iron pipe being the most southeasterly corner of the lot about to be conveyed and being in line of lands of Carl E. Wilson; thence North 47 1/2 degrees East 103 feet to an iron stake; thence South 37 1/2 degrees East through a stone marke to a point in the center line of State Highway Route No. 699, 110 feet to a point for a corner; thence in an easterly direction along the northerly line of lands of Carl E. Wilson to the place of beginning.

GRANTORS GRANT AND CONVEY to the Grantees, their heirs and/or assigns all of their right title and interest in and to all oil, gas and mineral rights for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom.

Further, the Grantors grant and convey to the Grantees, their heirs and/or assigns all

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their right title and interest now existing in any oil, gas and or mineral lease of record heretofore executed and that the Grantees their heirs and/or assigns shall receive all interest to all future leases including but not limited to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof. This shall include an Oil & Gas Lease between Robert O. Drake and Sandra L. Simons and Talisman Energy USA, Inc. dated June 3, 2012 and recorded to Bradford County Instrument Number 201017165.

TITLE TO SAID PREMISES IS VESTED IN Nathen Simons, single, by Deed from Sandra L. Simons, nbm, Sandra L. Drake and Robert O. Drake, her husband, dated 09/21/2012, recorded 09/25/2012 in Instrument Number 201226560.

Tax Parcel: 56-038.00-053-000-000.

Premises Being: 7576 LERAYSVILLE ROAD, ROME, PA 18837-8161.

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. NATHEN SIMONS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 8, 2014

Jan. 7, 14, 21

SHERIFF'S SALE

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

Wednesday, January 29, 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 and being in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west line of River Street, two hundred (200) feet south of the south line of Sayre Avenue, (now Lockhart Street) at its point of intersection with the west line of said River Street; running thence westerly at a right angle with said River Street one hundred fifty (150) feet; thence southerly on a line parallel with said River Street fifty (50) feet; thence easterly at a right angle with said River Street one hundred (150) feet to the west line of said street; thence northerly along the west line of said street fifty (50) feet to the place of beginning.

Containing 7,500 square feet of ground.

Being Lot No. 43 according to a map and survey made by Z.F. Walker, June 23, 1873, said map being duly recorded in the Office of the Recorder of Bradford County at Towanda, PA in Deed Book No. 144 at Page 560, etc.

BEING known as 108 South Higgins Avenue a/k/a South Higgins Street a/k/a River Street, Sayre, Pennsylvania 18840.

Property ID No. 37-202.21-055.

BEING the same premises which David Adams and Michael J. Polzella, Jr. t/d/b/a Adams-Polzella Partnership, by deed dated November 14, 2005 and recorded November 18, 2005 in and for Bradford County, Pennsylvania, as Instrument #200513466, granted and conveyed unto William J. Stark.

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 BANK vs. WILLIAM J. STARK, SR.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 8, 2014

Jan. 7, 14, 21

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 29, 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 in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stake in the south line of Frederick Street at the northeast corner of Lot No. 287; thence by the south line of Frederick Street North eighty one degrees fifty minutes East sixty feet (N 81 ° 50' E 60') to the northwest corner of Lot No. 283; thence by the west line of said lot South eight degrees ten minutes East one hundred fifty eight and eight tenths feet (S 8° 10' E 158.8')

to the northeast corner of Lot No. 285; thence by the north line of said lot South seventy five degrees fifteen minutes West sixty feet (S 75° is' W 60') to the southeast corner of Lot No. 287; and from thence by the east line of said lot North eight degrees ten minutes West one hundred fifty eight and eight tenths feet (N 8° 10' W 158.8') to the aforesaid place of beginning and being and intending to describe lot number two hundred and eighty four (284) on Block No. 21 of the Murray Plot, recorded in Bradford County Book of Maps Page 9, etc.

BEING the same premises which Emma L. Robbins, widow, by deed dated December 15, 2009 and recorded December 22, 2009 in and for Bradford County, Pennsylvania, Instrument # 200929015, granted and conveyed unto Gary P. Carlin and Laura C. Carlin, husband and wife.

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. GARY CARLIN & LAURA CARLIN.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 8, 2014

Jan. 7, 14, 21