
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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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, Lewis A.

Late of Wells Township (died September 13, 2013)

Executrix: Kathleen A. Millen, 218 Brown Lane, Gillett, PA 16925

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

Cochi, Phyllis

Late of 203 North Wilbur Avenue, Sayre (died May 4, 2013)

Executrix: Judy Cochi, 203 North Wilbur Avenue, Sayre, PA 18840

Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, Post Office Box 206, Sayre, PA 18840

Hillyard, Darleen S.

Late of Smithfield Township (died August 6, 2013)

Co-Executors: William R. Hillyard and Benjamin L. Hillyard c/o Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

Place, Mary L.

Late of Towanda Township (died August 8, 2013)

Executor: Richard T. Gowin, P.O. Box 6, Towanda, PA 18848

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

Rounds, Gerard F.

Late of 116 Franklin Street, Athens (died August 9, 2013)

Co-Administrators: Marcellin J. Dunn, 8465 Lower Lake Road, Lodi, NY 14860 and Marsha Rounds, 105 Ferry Street, Athens, PA 18810

Attorneys: Wm. Alan Shaw, Esquire, Landy & Landy, 228 Desmond Street, Post Office Box 206, Sayre, PA 18840

SECOND PUBLICATION

McKernan, Todd L.

Late of Bradford County

Executor: Joseph T. McKernan 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

Ross, Carl J.

Late of Ridgebury Township (died July 6, 2013)

Executrix: Liz S. Ross, 17629 Berwick Turnpike, Gillett, PA 16925

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

Scrivener, Kathy Lynn

Late of Ulster Township (died May 18, 2013)

Executor: Dennis Martin Scrivener c/o Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

THIRD PUBLICATION

Moody, Terry R., Sr.

Late of Wyalusing Twp. (died April 20, 2013)

Administrator: Terry R. Moody, Jr. c/o Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848

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Attorney: Fred N. Smith, Esquire, 17
Main Street, Suite 1, Towanda, PA
18848, (570) 265-4492

REGISTER'S NOTICE

0813-0066 FIRST AND FINAL AC-
COUNT AND PROPOSED DISTRIBUTION OF PAUL ARNOLD AND DAVID ARNOLD, Executors of the Estate of Alberta R. Arnold, late of Litchfield Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 22nd day of October 2013.

Shirley Rockefeller
Register of Wills

Oct. 8, 15

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for the Fictitious Name:

HEMLOCK RIDGE TAXIDERMY having its principal place of business at: 1306 Uhdey Road, Towanda, Pennsylvania 18848, was filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of obtaining a Fictitious Name under the provisions of the Fictitious Name Act, Section 311 of Act No. 295, of 1982, as amended. The name and address of the person owning or having interest in said business is: Melissa D. Pelton, 1306 Uhdey Road, Towanda, Pennsylvania 18848.

Oct. 8

**MISCELLANEOUS LEGAL
NOTICE**

IN THE COURT OF COMMON
PLEAS OF BRADFORD
COUNTY, PENNSYLVANIA

NO. 12QT000488

INGRID LEUNIS FOWLES

vs.

STEVENS A. VanGORDER a/k/a
S. A. VanGORDER, RICHARD
L. VANDERPOOL, DEWITT
VANDERPOOL, A.L. CRANMER,
MARY VanGORDER, ALICE
DAVIES, MARGUERITE
DAVIES, JOHN H. VanGORDER,
SR., VALERIA VanGORDER,
JOHN H. VanGORDER, JR.,
VALERIA CORLISS, STEVENS
A. VanGORDER, II, POLLY
VANDERPOOL, MICHAEL
VANDERPOOL, DAVID
VANDERPOOL, LUCY JOHNSON
VANDERPOOL, MARY CRANMER,
BERNARD A. CRANMER
AND ALBERT CRANMER,
THEIR HEIRS, EXECUTORS,
ADMINISTRATORS, DEVISEES
AND ASSIGNS AND ANY AND
ALL PERSONS CLAIMING ANY
RIGHT, TITLE OR INTEREST IN
SUBJECT PREMISES SITUATE IN
THE TOWNSHIP OF MONROETON,
COUNTY OF BRADFORD,
COMMONWEALTH OF PA,
BY AND FROM AND
THROUGH THEM

FINAL ORDER

AND NOW this 12th day of September, 2013, upon the Praecept of Plaintiff and upon consideration of the Certification of Notice filed by the Plaintiff on the 12th day of September, 2013, the Prothonotary and Clerk of Courts hereby Orders and Decrees as follows:

That the Defendants are forever barred from asserting any right, title or interest inconsistent with the claim of interest of the Plaintiff's in the following described parcel of land:

Beginning at a corner in the center of the public road leading from Hales to Monroeton

on the East side of the Towanda Creek where that road intersects what has sometimes been called the "Coolbaugh" road leading towards Liberty Corners, and on the line of land of Jennie VanGorder; thence along the center of the first mentioned road and said Jennie VanGorder land North 60° 16' East 27.59 rods to land of the William T. Cordner estate; thence along the Cordner land, North 27° 28' West 68.51 rods to a corner; thence along the same South 42° 42' West 12.9 rods to a corner; thence along the same north 38° 8' West 67.6 rods to a low water mark of the East bank of the Towanda Creek; thence up the East Bank of said Creek at low water mark, South 62° West 16.12 rods to a corner; thence along the same South 33° 3' West 10.74 rods to a corner; thence up the said Creek, South 14° 36' West 116.44 rods to a corner; thence by the same, South 16° 53' East 17.97 rods to a corner on the northerly side of a ravine and the northerly line of land of the Henry Northrup estate; thence along the northerly side of said ravine and said Northrup land North 87° 45' East 7.5 rods to the southeast corner of a lot containing a grave or graves; thence along the same South 86° 15' East 12 rods to a corner; thence South 12 1/2° West along the same 3.8 rods to a corner on the south side of a brook; thence along the same and up the South side of said brook South 86 1/4° East 2 rods to a corner; thence North 12 1/4° East 3.8 rods to a corner on the northerly side of said ravine; thence along said ravine and said Northrup land, North 86 1/4° East 3.7 rods to a corner; thence along the same, South 73 3/4° East 8.2 rods to a corner; on the East side of the road leading from Hales to Monroeton first above mentioned; thence along said ravine and Northrup land, south 71 3/4° East 19.9 rods to a corner; thence South 87 1/2° East along the same 7.4 rods to a corner; thence along the same, North 73 1/2° East 5.6 rods to a corner; thence along the same South 63 1/4° East 5.3 rods to a corner to where is now

or was formerly a small hickory; thence along the same, South 43 1/2° West crossing to the south side of said brook 8.6 rods to a corner; thence along the same and up the south side of said brook, South 37 1/2° East 4.1 rods to a corner; thence along the same, south 38 3/4° East 4.1 rods to a corner; thence along said Northrup land, South 51 1/2° West 61.3 rods to a corner; thence along the same, South 62° 35' East 2.26 rods to a corner; thence along lands now or formerly of C. Northrup, S. Vanderpool Estate and A. Lee, South 19° 7' West 46.51 rods to a corner on line of land of John L. Rockwell; thence along said Rockwell land, South 75° 29' East 68.23 rods to the center of the above mentioned "Coolbaugh" road and to line of land of Jennie VanGorder; thence along said road and said land, North 11° 12' East 69.14 rods to an angle in said road; thence along the same, North 10° 18' East 20.14 rods to an angle in same; thence along the same, North 10° 38' East 58.72 rods to the place of beginning. Containing 117.15 acres be the same more or less.

There is excepted and reserved from the above described land the lot on the North-erly side of the ravine upon or in which there is a grave or graves and referred to as the "Grave Lot."

Sally F. Vaughn
Prothonotary

Oct. 8

**MISCELLANEOUS LEGAL
NOTICE**

IN THE COURT OF COMMON
PLEAS OF BRADFORD
COUNTY, PENNSYLVANIA
42ND JUDICIAL DISTRICT

NO. 12 QT 000467

GERALD D. PETERSON,
Plaintiff

vs.

BRADFORD COUNTY LAW JOURNAL

THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF D.L.F. CLARKE AND MARY ADELLE CLARKE, HIS WIFE, AND THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF FRANK RIFENBURG AND WILMA RIFENBURG, HIS WIFE,
Defendants

JOHN E. THOMPSON, ESQUIRE
ID #73811
THOMPSON LAW OFFICE
Attorneys for Plaintiff
304 N. Keystone Ave.
Sayre, PA 18840
(570) 886-8171

Oct. 8

ACTION TO QUIET TITLE

SHERIFF'S SALE

To: Known and unknown heirs and assigns of D.L.F. Clarke and Mary Adelle Clarke, and Known and unknown heirs and assigns of Frank Rifenburg and Wilma Rifenburg
Date of Notice: October 4, 2013

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, October 30, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

IMPORTANT NOTICE

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

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGEMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Lot No. 1: Beginning at a stake in the east line of Desmond Street at the northwest corner of Lot No. 241; thence by the south line of same south 75 degrees 5 minutes east feet to the northwest corner of Lot No. 233; thence south 14 degrees 45 minutes west 50 feet to the northeast corner of Lot No. 245; thence by the north line of the last mentioned lot north 75 degrees 15 minutes west 162 feet to the east line of Desmond Street; thence by the east line of Desmond Street north 14 degrees 45 minutes east 50 feet to the place beginning. Being and intending to convey Lot. No. 244 on Block 8 of the "Murray Plot."

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

Lot No. 2: Beginning at a stake in the east line of Desmond Street at the southwest corner of Lot No. 244; thence south 75 degrees 15 minutes east 162 feet to the northwest corner of Lot 232; thence by the west line of said Lot 232 south 14 degrees 45 minutes west 50 feet to the northeast corner

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of Lot No. 248; thence by the north line of lot last mentioned 162 feet to the east line of Desmond Street; thence by the east line of Desmond Street north 14 degrees 45 minutes east 50 feet to the place of beginning.

Title to said Premises vested in Dale P. Owen, married from Julie A. Owen, married by Deed dated 12/12/2005 and recorded 01/27/2006 in the Bradford County Recorder of Deeds in Instrument No.: 200601107.

Being known as 706 Desmond Street, Athens, PA 18810.

Tax Parcel Number: 8-20.17-465.

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

Seized and taken into execution at the suit of CITIMORTGAGE INC. vs. DALE OWEN & JULIE OWEN.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Oct. 9, 2013

Oct. 8, 15, 22

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, October 30, 2013 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 Borough of LeRaysville, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin for a corner on the south side of East Street and across the driveway from the Mill paint shop, now or formerly, and being the Southwest corner of this lot being conveyed; thence along South side of aforesaid East Street eastwardly sixty feet to an iron post; thence southwardly one hundred and five feet to an iron post; thence westwardly sixty feet to an iron post on the East side of aforesaid paint shop driveway, now or formerly; thence northwardly one hundred and five feet to the place of beginning and containing sixty-three hundred (6,300) square feet of land, be the same more or less.

PIN #21-065.03-005.

IMPROVEMENTS: Residential dwelling.

BEING PART OF THE SAME PREMISES which Gerald M. Carr, also known as Gerald Carr, and Betty J. Carr, his wife, granted and conveyed unto John H. Clark and Brenda C. Clark, his wife, by Deed dated August 1, 2002 and recorded August 2, 2002 in Bradford County Instrument #200209907 for the consideration of \$65,000.00.

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

Seized and taken into execution at the suit of DEUTSCHE BANK vs. JOHN CLARK & BRENDA CLARK.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Oct. 9, 2013

Oct. 8, 15, 22

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Brad-

BRADFORD COUNTY LAW JOURNAL

ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, October 30, 2013 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, lying and being in Terry Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point for a corner in the center of State Highway No. 08009, said point being the northeasterly corner hereof, and said point being at the southerly edge of lands now or formerly of Kendall Strawn, et ux.; thence proceeding along the center line of said State Highway No. 08009 along line of lands now or formerly of Samuel Wells, the following four (4) courses and distances: South 63 degrees 19 minutes West 217 feet to a point; South 67 degrees 24 minutes West 240.6 feet to a point; South 62 degrees 19 minutes West 200 feet to a point; and South 55 degrees 02 minutes West 26 feet to a point for a corner in the center of State Highway 08009; thence proceeding through a pin at roadside, through division line of lands now or formerly of Kendall Strawn, along staked line North 73 degrees 57 minutes West 864.3 feet to a pin for a corner; thence proceeding along line of lands now or formerly of Anthony Grippo, along fence and stone row North 35 degrees 46 minutes East 516 feet to a pin for a corner in line of lands now or formerly of Kendall Strawn, et ux.; thence proceeding through division line of lands now or formerly of said Kendall Strawn, along staked line through pin at roadside South 72 degrees 32 minutes East 1,198.7 feet to a point for a corner in the center of State Highway No. 08009 and the place of beginning.

CONTAINING 11.21 acres of land, be the same more or less according to survey

Map No. 939-A-2, notebook 189 page 23, prepared December 9, 1974, by George K. Jones and Associates and designated parcel no. two thereon.

BEING known as RR 2 Box 213, Wyalusing, PA 18853 aka 985 Rienze Road, Wyalusing, PA 18853.

PARCEL NO: 46-125.00-053.

BEING the same premises which Barry Reese granted and conveyed unto Barry Reese and Darlene Ellis, as joint tenants with right of survivorship by Deed dated September 18, 1998 and recorded September 21, 1998 in the Recorder of Deeds Office of Bradford County, Pennsylvania as Instrument No. 199809739.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

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

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Seized and taken into execution at the suit of VERICREST OPPORTUNITY LOAN TRUST vs. DARLENE ELLIS & BARRY REESE.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Oct. 9, 2013

Oct. 8, 15, 22

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, October 30, 2013 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 situate in the Borough of Monroe, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

All the following described house and lot, being #16 in the plot of lands belonging to the Estate of the late Abner C. Rockwell, now or formerly, lying on the East side of Bridge Street on the Old Berwick Turnpike in Monroe Borough, being the following dimensions, to wit: 62.5 feet on the said Bridge Street and 148.5 feet deep from the center of said Bridge Street. The said lot is bounded on the Northwest now or formerly by William Williams, on the Northeast now or formerly by John Patrician and on the Southeast by proposed Church Street extension.

Tax ID No. 24-99.03-96.

For information purposes only—property a/k/a 109 Bridge Street, Box 148, Monroeton, PA 18832.

TITLE TO SAID PREMISES IS VESTED TO G. Thomas Johnson and Debbie L. Johnson, his wife by deed from Gregory A. Bodager and Sheila Bodager, his wife, dated 2/3/1995 and recorded 2/28/1995 in Book 317, Page 0183.

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. G. THOMAS JOHNSON & DEBBIE JOHNSON.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Oct. 9, 2013

Oct. 8, 15, 22

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, October 30, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece or parcel of land situate in the Sayre Borough, Bradford County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the west line of Chestnut Street, North nine degrees East, one hundred thirty-four and six tenths feet (N.9 degrees E. 134.6 feet) from the north line of Merrill Street; thence by the east line of said Lot No. 8 North nine degrees East fifty feet (N.9 degrees E. 50 feet) to a stake for a corner; thence by the east line of Lot No. 9, easterly fifty feet (50) feet) to a stake

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for a corner, thence South eighty one degrees East, one hundred and fifty feet (S. 81 degrees E. 150 feet) to the west line of Chestnut Street; thence by the west line of Chestnut Street, South nine degrees West, fifty feet (S. 9 degrees W. 50 feet) to the place of beginning and being Lot No. of the Elsbree plot.

Tax ID #: 36-02323-178.

Tax Parcel # 36-020-23-178.

BEING KNOWN AS: 148 Linden Street, Sayre, PA 18840.

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

Seized and taken into execution at the suit of BANK OF AMERICA vs. JENNIFER BURNETT.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Oct. 9, 2013

Oct. 8, 15, 22

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, October 30, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point in the west line of Lehigh Street (now Lehigh Avenue) distant 205 feet northerly from the north line of Seneca Street and running thence westerly at a right angle to said street 150 feet to a corner; thence northerly and parallel with said street 50 feet to a corner; thence east-

erly and at a right angle to said Lehigh Street 150 feet to the west line of the same; thence southerly along said west line 50 feet to the place of beginning, as shown on a Sayre Land Company Map of the Borough of Sayre. Containing 7,500 square feet of land.

BEING AND INTENDING to describe the same premises conveyed to Richard Dildine and Shirley Dildine, his wife, by Leon Robert Keir and Irma S. Keir, his wife, by Deed dated August 20, 1985 and recorded on August 22, 1985 in Bradford County Record Book 11 at Page 698.

THIS PROPERTY is purchased with funding assistance from The Trehab Center, Inc., pursuant to the Homeownership Program; in conjunction with this purchase a Judgement Note will be entered thereon in favor of The Trehab Center, Inc. and against Grantees. The said Note and debt will expire at five years from its anniversary date, provided the property has not been alienated or conveyed, voluntarily or involuntarily during that time, and has remained the principal residence of Grantees herein.

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

AND the said Grantors will GENERALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

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. MICHAEL JORDAN & STEPHANIE JORDAN.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Oct. 9, 2013

Oct. 8, 15, 22