

# Bradford County Law Journal

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The Court:                   The Honorable Maureen T. Beirne, President Judge  
                                      The Honorable Evan S. Williams, III, Judge

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

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**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 \$85.00 per annum, \$3.00/individual copies.

## BRADFORD COUNTY LAW JOURNAL

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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

**Allen, Jeffrey P.**

Late of Wysox Township (died November 22, 2015)  
Administrator: Dustin J. Sibley, 2046 Dry Run Rd., Wysox, PA 18854  
Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office, 180 North Elmira Street, Athens, PA 18810

**Cama, Peter J.**

Late of Springfield Township (died September 26, 2015)  
Administrator: Peter Cama 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

**O'Connor, Beverly J.**

Late of Wyalusing Borough (died December 29, 2015)  
Executrix: Gail Vanderpool 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

**Reeves, Frances O.**

Late of 26571 Route 187, Wysox (died July 4, 2015)

Executor: Allen D. Reeves, 26571 Route 187, Wysox, PA 18854

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

#### SECOND PUBLICATION

**Brown, Earl M.**

Late of Monroe Township (died December 23, 2015)  
Executor: James Brown, 480 Marcy Hill Rd., Towanda, PA 18848  
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

**Cole, Ethel L. Hicks**

Late of Canton Township (died November 19, 2015)  
Executors: Sharon Horton and Norman Hicks c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810  
Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

**Jones, Ruth E.**

Late of Athens Borough (died January 19, 2016)  
Executor: Donald L. Jones, P.O. Box 35, Brownsville, VT 05037

**Petro, John A.**

Late of Bradford County  
Administrator: John Petro 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

#### THIRD PUBLICATION

**Baldwin, Barbara F. a/k/a Barbara Jane Baldwin a/k/a Barbara Fanning Baldwin**

Late of Troy Township (died November 30, 2015)  
Executor: L. Kimberly Allen, P.O. Box 44, Troy, PA 16947  
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

**Dalton, Paulette Ann**

Late of 2 Lois Lane, Athens (died November 20, 2007)

Administratrix: Regina Lois Allen c/o Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

Attorneys: Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

**Henson, Mary M.**

Late of Athens Borough (died November 9, 2015)

Executrix: Kathryn F. Bryan c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

**McCormick, John H.**

Late of Chemung County, NY, Owning Property in Bradford County (died July 23, 2015)

Executor: Michael McCormick, 9688 North Rome Road, Athens, PA 18810

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

**Palmer, Michael L.**

Late of Canton Borough (died December 21, 2015)

Executor: Michael Thomas Palmer, 23 North Lane, Hadley, MA 01035

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

**Vanderpool, Kathryn M.**

Late of Tuscarora Township (died December 24, 2015)

Executor: Philip C. Vanderpool c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all creditors and claimants of AUTISM HEARTS that Articles of Dissolution were filed with the Department of State, Commonwealth of Pennsylvania, on January 14, 2016, for the purpose of dissolving the corporation pursuant to the Pennsylvania Non-Profit Corporation Law of 1988, as amended. All persons having a claim against the corporation must present the same in accordance with the following procedures:

1. All claims must be presented in writing and must contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim.

2. Claims must be sent to 116 N. Elmer Ave., Sayre, PA 18840.

3. A claim must be received by the corporation no later than 60 days.

4. The corporation may make distribution to other claimants or persons interested as having been such without further notice to a claimant.

DAVID J. BRANN, ESQUIRE

1090 West Main Street

Troy, PA 16947

(570) 297-2192

Feb. 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, February 24, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

**LEGAL DESCRIPTION**

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

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LOT NO 1:—BEGINNING at a point in the center line and bed of recently relocated Township Road No. 493, known as Cow Path Road, a road running generally northeasterly to Spring Hill and southwesterly to Browntown Mountain, said point also being in what was formerly the center line of old Township Road No. 493, said point being the most northeasterly and easterly pointed corner of Lot No. 2 described below; thence leaving Township Road No. 493 North 16 degrees 42 minutes 43 seconds East 76.99 feet to a point; thence along property of Martin, now or formerly, North 44 degrees 42 minutes 45 seconds East 31 feet to a point; thence crossing Township Road No. 493 South 51 degrees 47 minutes 24 seconds East 98.37 feet to a point at or near the center line and thread of the Little Tuscarora Creek as it existed at the time of survey map in 1990; thence along the center line of Little Tuscarora Creek South 12 degrees 50 minutes 28 seconds West 164.33 feet; thence leaving the center line of Little Tuscarora Creek South 31 degrees 00 minutes 15 seconds West 124.88 feet to a found iron pin; thence crossing the Little Tuscarora Creek South 37 degrees 43 minutes 06 seconds East 119 feet to a point; thence crossing Little Tuscarora Creek South 15 degrees 30 minutes 23 seconds West 106 feet to a found iron pin; thence along property of Sheldon, now or formerly, North 72 degrees 32 minutes 28 seconds West 127.86 feet to a found iron pin; thence continuing along property of Sheldon, now or formerly, North 15 degrees 46 minutes 57 seconds East 164.73 feet to a found iron pin; thence North 79 degrees 47 minutes 18 seconds West 195.00 feet to a found iron pin; thence North 79 degrees 46 minutes 58 seconds West 28.70 feet to a point; thence along Lot No. 2 described below the following three (3) courses and distances: (1) North 63 degrees 42 minutes 32 seconds East 130.00 feet; (2) North 42 degrees 42 minutes 37 seconds East 100.00

feet; (3) North 16 degrees 42 minutes 35 seconds East 69.01 feet to the point and place of beginning.

CONTAINING 1.4033 acres of land more or less and being designated as Lot No. 1 on survey of Zadie R. Ross and Benjamin B. and Linda W. Sheldon prepared by James Walton, Registered Surveyor #7781E and Douglas Walton, Registered Survey #31440E, dated March 27, 1990 with Map No. B-548-2, said subdivision being approved on October 5, 1990 by the Bradford County Planning Commission to No. 90-153.

LOT NO 2: BEGINNING at a point in the center line and bed of recently relocated Township Road No. 493, known as Cow Path Road, a road running generally northeasterly to Spring Hill and southwesterly to Browntown Mountain, said point also being in what was formerly the center line of old Township Road No. 493, said point being the most northeasterly and easterly pointed corner of this parcel; thence along what was formerly the center line and bed of old Township Road No. 493, along Lot No. 1 above described on the southeast, to which lands this parcel will be added, lands of Zadie Ross, the following three (3) courses and distances: (1) South 16 degrees 42 minutes 35 seconds West 69.01 feet to an angle point, (2) South 42 degrees 42 minutes 37 seconds West 100.00 feet to an angle point, (3) South 63 degrees 42 minutes 32 seconds West 130.00 feet to a point in what was formerly the center line and bed of said old road, now said point being the east of the east side of the newly relocated Township Road No. 493, said point being a most westerly pointed corner of lands of Zadie Ross; thence along the same on the north, South 79 degrees 46 minutes 58 seconds East 28.70 feet to an iron found; thence along remaining lands of Benjamin B. Sheldon and Linda W. Sheldon, now or formerly, on the southeast, designed as Lot #4 on aforementioned

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tioned map, South 70 degrees 06 minutes 22 seconds West 60.66 feet to a point, off the southeast side of new relocated Township Road No. 493, said point being the most southerly corner of this parcel; thence along the same on the southwest, passing into the bed of newly relocated road, North 39 degrees 58 minutes 00 seconds West 17.35 feet to a point; to the center line and bed of newly relocated Township Road No. 493, said point being the most westerly corner of this parcel, thence along the center line and bed of said newly relocated Township Road No. 493, along lands of Martin, now or formerly, on the northwest, the following four (4) courses and distances: (1) North 50 degrees 02 minutes 00 seconds East 25.15 feet to an angle point, (2) North 53 degrees 25 minutes 14 seconds East 127.48 feet to an angle point, (3) North 51 degrees 53 minutes 08 seconds East 72.37 feet to an angle point, (4) North 42 degrees 01 minute 02 seconds East 97.98 feet to a point in the center line and bed of said road, the point and place of beginning.

CONTAINING 0.1962 acres, or 8,547.75 square feet of land more or less and being designated as Lot No. 2 as shown on a plan of minor subdivision made for Zadie R. Ross and Benjamin B. and Linda W. Sheldon by James Walton, Registered Surveyor # 7781E and Douglas Walton, Registered Survey #31440E, dated March 27, 1990 and being Map No. B-548-2, said subdivision being approved on October 5, 1990 by the Bradford County Planning Commission to No. 90-153.

GRANTORS GRANT AND CONVEY to the Grantee, their heirs, successors 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 Grantee, their heirs, successors and/or

assigns all their right title and interest now existing in any oil, gas and or mineral lease of record heretofore executed and that the Grantee, their heirs, successors 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.

TITLE TO SAID PREMISES IS VESTED IN Brian D. Knowles, single, by Deed from OC Estate, LLC, a Pennsylvania Limited Liability Company, dated 09/19/2012, recorded 09/21/2012 in Instrument Number 201226419.

Tax Parcel: 5411600011001000.

Premises Being: 146 Cow Path Road, Wyalusing, PA 18853-7808.

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 MATRIX FINANCIAL SERVICES CORP. vs. BRIAN KNOWLES.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Feb. 3, 2016

Feb. 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, February 24, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

ALL those certain lots or pieces of ground situate in Springfield Township,



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Bradford County, Pennsylvania, and bounded and described as follows:

PARCEL NO. 1: Beginning at a point in line of lands now or formerly of Eleanor E. Alloy at the southwesternmost corner thereof on the centerline of Legislative Route 08054, said lands of Eleanor E. Alloy being described in a deed found in Bradford County Record Book 647 at Page 547; thence in a westerly direction along the centerline of the aforesaid Legislative Route 08054 a distance of 167 feet to a point for a corner; thence in a northerly direction through the lands now or formerly of Ossie G. and Margaret B. Whittemore 186 feet to a point for a corner; thence in a southeasterly direction 160 feet to a point for a corner; thence in a southerly direction along lands now or formerly of Eleanor E. Alloy 111 feet to the place and point of beginning.

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

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

the farming operation of Ossie G. Whittemore, et ux, their heirs, successors and assigns.

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

PARCEL NO. 2: Beginning at a point of the intersection of the centerline of a macadam road leading from Columbia Cross Roads to Springfield with the south line of an abandoned road at a corner of lands now or formerly of Frank Murray and lands now or formerly of Ossie G. Whittemore, and running thence in a southwesterly direction along the center of the aforementioned macadam road 100 feet to a point; thence in a northwesterly direction along a new line now made through lands now or formerly of Ossie G. Whittemore 109 feet to a point where a wire fence intersects the aforesaid abandoned road; thence in an easterly direction along lands now or formerly of Frank Murray and said abandoned road; thence in an easterly direction along lands now or formerly of Frank Murray and said abandoned road to the place and point of beginning. CONTAINING 0.126 acres, more or less, being a triangular lot that is bounded on the north by lands now or formerly of Frank Murray and an abandoned road, on the south by the macadam road leading from Columbia Cross Roads to Springfield, and on the west by lands now or formerly of Ossie G. Whittemore.

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

and to allow the leach field to enter upon the above described lands and further, to allow the grantees, their heirs, successors and assigns to enter upon the land for the purpose of maintaining and repairing said leach field.

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

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

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

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

Seized and taken into execution at the suit of C & N BANK vs. BRADLEY SMITH.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Feb. 3, 2016

Feb. 2, 9, 16

**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, February 24, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

**LEGAL DESCRIPTION**

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

Beginning at a point for a corner in or near the center of Township Road No. 714, said point being situate at the point in said road where a culvert leads a ditch under said road; proceeding thence along the course of said road, in or near the center thereof, South 07 degrees 57 minutes 27 seconds West 317.68 feet to a point for a corner in or near the center of said road; proceeding thence through a set pin situate in the Westerly edge of said road and thence along a north line of other land of Grantor, now or formerly, North 76 degrees 38 minutes 08 seconds West 260.79 feet to a set pin for a corner marking the Southwest corner of the within described parcel of land and an interior angle of other land of Grantor, now or formerly; proceeding thence along an East line of other land of Grantor, now or formerly, North 11 degrees 05 minutes 10 seconds west 90.73 feet to a set pin, North 42 degrees 23 minutes 06 seconds West 102.81 feet to a set pin, and North 02 degrees 01 minutes 44 seconds East 88.52 feet through a set pin situate in the center of a private farm road, another set pin situate at the Northerly edge of said private farm road and the South bank of the ditch aforementioned to a point in the bed of said ditch for a corner marking the Northwest corner of the within described parcel of land and another angle of other land



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of Grantor, now or formerly, proceeding thence along the bed of said ditch and along a South line of other land of Grantor, now or formerly, South 82 degrees 19 minutes 11 seconds East 203.54 feet to a point, North 74 degrees 27 minutes 58 seconds East 107.03 feet to a point where said private farm road aforementioned crossed said ditch, and South 89 degrees 34 minutes 43 seconds East 76.50 feet still along the bed of said ditch to a point in or near the center of Township Road No. 714 for a corner, the place of beginning.

Containing 2.00 acres of land, as per plat of Survey No. 55-3-20-385 by Steven L. Shaylor, Registered Surveyors, dated April 2, 1985. The Survey above recited was entered as a subdivision with the Bradford County Planning Commission approved by said Commission on May 24, 1985 and was recorded with the recorder of deeds of Bradford County, Pennsylvania on June 3, 1985, with designated Map No. 2151.

BEING the same premises which Donald L. Parmalee and Sandra K. Parmalee, husband and wife, by Deed dated February 19, 2004 and recorded March 5, 2004 in and for Bradford, granted and conveyed unto Timothy Reed.

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. TIMOTHY REED.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Feb. 3, 2016

Feb. 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, February 24, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

Tax Id Number(s): 0408700120000000.

Land Situated In The Township Of Asylum In The County Of Bradford In The State Of Pa.

ALL THAT CERTAIN Lot Of Land In Asylum Township, Bradford County, Pennsylvania, Bounded And Described As Follows:

BEGINNING At A Set Spike Situate At The Common Intersecting Point Of The Center Line Of Legislative Route No. 187 And Township Route T-457; Thence Along The Center Line Of Said Township Route T-457 South 53 Degrees 49 Minutes West 190.62 Feet To A Set Spike; Thence Along The Line Of Lands Now Or Formerly Of Earl Vandermark North 33 Degrees 25 Minutes West 181.40 Feet Through An Iron Pipe On The North Right-Of-Way Line Of Township Route T-457 To An Iron Pipe And In The Line Of Other Lands Now Or Formerly Of Former Grantors; Thence Along The Line Of Other Lands Of Said Former Grantors North 56 Degrees 35 Minutes East 193.65 Feet Through A Set Iron Pin On The West Right-Of-Way Line Of Legislative Route No. 187 To A Set Spike And The Center Line Of Said Legislative Route No. 187; Thence Along Center Line Of Said Legislative Route No. 187 South 32 Degrees 20 Minutes East 172.44 Feet To A Set Spike, The Place Of Beginning.

Commonly known as: 21481 Route 187, Towanda, PA 18848.

TAX PARCEL # 04-087.00-120-000-000.

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

Seized and taken into execution at the suit of QUICKEN LOANS vs. WALTER BLACK & CAROLYN BLACK.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Feb. 3, 2016

Feb. 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, February 24, 2016 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, lying and being in the Township of Herrick, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Lot No. 1: On the North and West by lands now or lately of the Charles S. Wells Estate; on the East by the public highway leading from Herrlokville to Buttles Corners and Allis Hollow; and on the South by what was formerly the Baptist Church Lot and now or lately owned by Austin Wetmore, containing one-fourth (1/4) acre more or less,

Lot No. 2: On the North by lands now or lately of Grace L. Parrish; on the East by lands now or lately of LaRue R. Bender et ux; on the South and West by lands now or lately of N. Austin Wetmore, containing about one-third (1/3) acre more or less.

BEING the same premises which James J. Gunn, single, by Deed dated September

11, 2002 and recorded September 19, 2002 in and for Bradford, granted and conveyed unto Karl E. Gehring.

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 HSBC BANK vs. KARL GEHRING.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Feb. 3, 2016

Feb. 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, February 24, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

Property Description

Street Address: Water Street.

Municipality/County/State: East Smithfield, Bradford County, Pennsylvania 18817.

Township/Borough: Smithfield Township.

Tax Lot and Block/Parcel ID No: 39-057.01-015-000.

Instrument Number 200507678.

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

BEGINNING at a point on the centerline of State Highway No. 08141, also known as Water Street, said point being the northernmost corner of the lands herein described and being the southeastermost corner of lands

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conveyed to Norman J. Baltimore et ux. by deed dated December 27, 1976, and recorded January 5, 1997, in Bradford County Deed Book 645 at Page 514; thence along the centerline of said State Highway South 14 degrees 09 minutes East 52.7 feet to a point; thence leaving said State Highway North 76 degrees 51 minutes East along land now or formerly of Hayward Coldiron 181 feet to a found pin in line of land of O.J. Kingsley; thence along lands now or formerly of O.J. Kingsley South 12 degrees 34 minute East 100 feet to a found pin in line of lands now or formerly of Niles Newton, Jr.; thence along said lands South 76 degrees 51 minutes West 182 feet to a point on the centerline of State Highway No. 08141; thence South 12 degrees East 218.4 feet to a point for a corner in line of lands of Howard Hall; thence South 82 degrees West 346.5 feet along lands now or formerly of Howard Hall to an iron pin for a corner in line of lands now or formerly of Lewis Gerould; thence North 12 degrees West along land of Lewis Gerould and a fence line 312.4 feet to an iron pin for a corner in line of lands now or formerly Norman J. Baltimore; thence North 81 degrees East along said lands 346 feet through two (2) iron pins to a point on the centerline of State Highway No. 08141, being the point and place of beginning.

Lands located on the western side of the centerline of State Highway No. 08141 containing 2.5 acres and the lands located on the eastern side of the centerline of said State Highway containing .42 acres. The property above described has located thereon a store building, residence, mobile home and other out buildings.

Being the same lands in a survey by George K. Jones and Associates dated January 2, 1975, and being Survey No. 9385 Found in Note Book 152 at Page 65.

Being a portion of the premises conveyed by John Kocsis, Esquire, Trustee, or the Successor Trustee of The Luther T. Smith

Trust U/A Dated September 30, 2003 to Luther T. Smith, by deed dated July 11, 2005, and recorded July 15, 2005 as Bradford County Instrument No. 200507678.

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 M&T BANK vs. LUTHER T. SMITH, III.

Clinton J. Walters, Sheriff  
Sheriff's Office, Towanda, PA  
Feb. 3, 2016

Feb. 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, February 24, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

Land Situated in the Township of Stevens in the County of Bradford in the State of PA.

BEGINNING at a point for a corner in or near the center of State Road 0706, said point marking the Southerly or a Southeast corner of the parcel of land about to be described, the Southwest corner of lands of James W. Bennett, now or formerly, and being in the Northeast line of Lot No. 7 of the below recited subdivision; Proceeding thence along the course of said State Road, in or near the center thereof, and along the Northeast line of Lot No. 7, the following courses and distances: North 60 degrees 28 minutes 24 seconds West 105.19 feet to a point, North 60 degrees 01 minute 28 seconds West 141.20 feet to a point, North 58

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degrees 19 minutes 36 seconds West 74.80 feet to a point and North 54 degrees 12 minutes 20 seconds West 53.10 feet to a point, said point marking the Northeast corner of Lot No. 7 and the Southeast corner of Lot No. 6 of the below recited subdivision; proceeding thence along the East line of Lot No. 6 and still along the course of said State Road, in or near the center thereof as follows: North 49 degrees 47 minutes 21 seconds West 63.19 feet to a point, North 44 degrees 53 minutes 24 seconds West 65.76 feet to a point, North 40 degrees 47 minutes 51 seconds West 71.06 feet to a point, North 35 degrees 40 minutes 54 seconds West 107.94 feet to a point, and North 30 degrees 22 minutes 17 seconds West 107.94 feet to a point for a corner in or near the center of said State Road marking the Southwest corner of the within described parcel of land, the Northerly or Northwest corner of Lot No. 6 of the below recited subdivision, the Southeast corner of Lot No. 3 of the below recited subdivision and a Southeast corner of Lot No. 4 of the below recited subdivision; proceeding thence through a pin situate on the Northeast edge of said State Road and thence along the Southeast line of Lot No. 4, North 61 degrees 50 minutes 22 seconds East 691.11 feet to a pin for a corner marking the Northerly or Northeast corner of the within described parcel of land and an interior angle of Lot No. 4 of the below recited subdivision; proceeding thence along a Southwest line of Lot No. 4, South 29 degrees 55 minutes 18 seconds East 792.16 feet to a pin for a corner marking another Southeast corner of the within described parcel of land, a Southwest corner of Lot No. 4 of the below recited subdivision, and being in the Northwest line of lands of James W. Bennett, now or formerly; proceeding thence along the Northwest line of Bennett, now or formerly, South 89 degrees 32 minutes 11 seconds West 200.00 feet to a pin and South

76 degrees 74 minutes 58 seconds West 217.92 feet to a pin or point marking an interior angle of the within described parcel of land and a Northwest corner of lands of James W. Bennett, now or formerly; proceeding thence along a West line of Bennett, now or formerly, South 07 degrees 39 minutes 49 seconds West 101.80 feet through a pin situate in the Northeast edge of State Road No. 0706 to a point in or near the center thereof for a corner, the place of beginning.

CONTAINING 10.00 acres of land, more or less, as per plot of Lot No. 5 of Survey Map No. 5.4H by John William Ward of Millstone Surveying, dated November 3, 2006.

BEING KNOWN AS: 11907 Route 706, Le Raysville, PA 18829.

PROPERTY ID NO.: 44-078.00-104-001-000.

TITLE TO SAID PREMISES IS VESTED IN MENZI GATTI, AN UNMARRIED MAN BY DEED FROM MENZI GATTI, ALSO KNOWN AS AMANZIO GATTI, AN UNMARRIED MAN DATED 04/12/2011 RECORDED 04/26/2011 IN DEED BOOK Instrument #201112248.

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 REVERSE MORTGAGE SOLUTIONS vs. MENZI GATTI a/k/a AMAZIO GATTI.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Feb. 3, 2016

Feb. 2, 9, 16

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### SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, February 24, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

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

Lot No. 1: Being on the east side of the State Highway leading from Mosherville to Coryland, in the Village of Mosherville, bounded on the north and east by lands of now or formerly Janet Rockwell, at one time of L.W. Shepard; on the south by lands of the grantors predecessors in title, formerly Edmund W. Tuton, earlier of George Luckey, and prior thereto of Rhonda Grinnell; and on the west by said state highway. Containing one fourth of an acre of land, be the same more or less and a dwelling house.

A new and more modern description of the foregoing lands is as follows:

BEGINNING at a point in the centerline of State Road 4031, the point where lands of now or formerly R. Wright, Janet Roblyer and the grantors predecessors in title come together; thence leaving the said roadway and through a pin set near the edge of the roadway, North 85°07'59" East along lands of now or formerly Janet Roblyer 126.61 feet to a pin for a corner; thence still along lands of Roblyer, South 09°56'09" West 87.92 feet to a pin for a corner set in line of lands of now or formerly, Roblyer, Kevin French and the grantors predecessors in title herein; thence along lands of now or formerly Kevin French, South 78°31'33" West 143.24 feet, through a pin set near the edge

of the roadway, to a point on the centerline of State Road 4031; thence along the centerline of State Road 4031, North 15°43'45" East 108.41 feet to a point, the place of beginning.

Lot No. 2: Lying on the road from Mosherville and north of and adjoining Harrison Grinnell land, commencing in center of road; thence North 54 1/2° East 8 rods; thence South 3° East 5 rods and 21 links; thence West 54 1/2° North 8 rods; thence North 3° West 5 rods and 21 links to the place of beginning.

A new and more modern description of the foregoing lands is as follows:

BEGINNING at a point on the centerline of State Road 4031, the point where lands now or formerly R. Wright, Janet Roblyer and the grantors come together; thence along the centerline of the State Road South 15°43'45" West 106.49 feet to a point for a corner; thence leaving the state road and along line of other lands of the grantors South 74° 13' 05" West 135.74 feet to a found monument; thence along lien of lands of R. Wright North 23°33'47" East 296.68 feet to a found monument; thence still along lands of Wright North 67°11'57" East 131.08 feet, through a found monument set near the edge of the roadway, to appoint on the centerline of State Road 4031, the place of beginning.

Title to said premises is vested in Ann R. Reidinger and Steven P. Reidinger, husband and wife, by Deed from Paul E. Foster and Beth C. Foster, His Wife dated August 26, 2005 and recorded July 7, 2005 in Instrument Number 200510202.

Being known as: RR 2 Box 525, Gillett, Pennsylvania 16925-0000.

Parcel ID: 57-014.02-009-000-000.

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.

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Seized and taken into execution at the suit of BANK OF AMERICA vs. STEVEN REIDINGER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Feb. 3, 2016

Feb. 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, February 24, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

All those certain lots of land in Granville Township, Bradford County, Pennsylvania, bounded and described as follows:

Lot No. 1: Beginning at a point in the centerline of State Highway Route 514, where the lands of Russell Anderson and Lewis Packard et ux. come together; thence along the centerline of said State Highway South 43° 38' East 486 feet to another point in the centerline of said State Highway; thence leaving said State Highway South 30° 51' West 135.9 feet through lands of Lewis Packard et ux. to an iron pin for a corner; thence North 60° 30' West 340.9 feet through lands of Lewis Packard et ux. to another iron pin for a corner; thence North 8°36' East 290.8 feet along lands of Russell Anderson to the point of beginning.

Containing 1.8 acres, according to Survey Map No. 9235 by George K. Jones & Associates, dated June 18, 1974.

Lot no. 2: Beginning at a found pin marking the southernmost corner of the lot of land now or formerly of elmer walburn (lot no. 1 above), and being the easternmost corner of the lot herein described; thence along lands now or formerly of lewis packard

south 30° 51' west 140.00 feet to a pin for a corner; thence continuing along lands now or formerly of lewis packard north 60° 30' west 284.16 feet to a point near the center of the north branch of towanda creek, in line of lands now or formerly of russell anderson; thence along lands now or formerly of russell anderson and along or near a fence North 8°36' East 149.82 feet to a found pin for a corner; thence along lands now or formerly of Elmer Walburn South 60° 30' East 340.9 feet to the point of beginning.

Containing 1.004 acres of land, more or less, according to the plat No. G-20 of the Lewis Packard Subdivision Survey by John W. Ward, R.P.S., dated 15 September 1985, revised 2 July 1986, approved for subdivision by the Bradford County Planning Commission on 30 July 1986, and recorded on 26 August 1986 as microfilm map No. 2472 in the office of the Recorder of Deeds of Bradford County, Instrument No. 198605467, and paper map 33 in Drawer 16.

The above legally described lots have become part and parcel with one another, as tax parcel number 19-094.00-135, to form a single lot of 2.804 acres. Should further subdivision occur, a plan revision must be filed with, and approved by, the Bradford County Planning Commission.

On Which is erected a House And Two Garages and known as R. R. 1, Box 541, Granville Summit, Bradford County PA 16926.

Property Address: RR #1 Box 54 I, Granville Summit, PA 16926 a/k/a RR 2526 Rte 514, Granville Summit, PA 16926.

Tax Parcel No: 19-094.00-135.

Being the same premises Elmer T. Walburn, Jr. unmarried by Deed dated August 22, 2007 and recorded August 23, 2007 in instrument: 200709659 in the Office of the Recorder of Deeds in Bradford County granted and conveyed unto Tanya R. Avery, married.

Notice: To all parties in interest and claimants—A schedule of distribution will



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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 SABR MORTGAGE, LOAN vs. TANYA AVERY.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Feb. 3, 2016

Feb. 2, 9, 16