

Bradford County Law Journal

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Vol. 13 Towanda, PA Tuesday, September 14, 2021 No. 37



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
 Benjamin Green, Esquire

In Re: Estate of Vanderpool6

BRADFORD COUNTY LAW JOURNAL

CHANGES TO *BRADFORD COUNTY LAW JOURNAL*

PRICING STRUCTURE

Bradford County Law Journal will be implementing a price increase beginning September 1, 2021 with Issue 36 (September 7, 2021).

New Pricing Structure:

- Estate Notices: \$75.00—Includes running for three consecutive weeks.
Flat Fee: \$68.00
Notarized Proof of Publication: \$5.00
Administrative Fee: \$2.00
- Legal Notices: \$50.00 up to 40 lines / \$1.00 each additional line
- Display Ads: Per Insertion
Full-Page: \$60.00 (4" x 7")
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July 27—Oct. 26

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 Prot. 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.

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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

Carsley, Eleanor P. a/k/a Eleanor P.

Parsons

Late of New Albany

Executors: Joseph Carsley and Linda M. Day, 2346 Diane Ct., Pottstown, PA 19464

Frawley, Leonard J., Jr.

Late of Towanda Borough (died June 22, 2021)

Administrator: Justin Frawley c/o Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Attorneys: Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Shaylor, Robert M.

Late of Troy Borough (died July 3, 2021)

Executor: Eugene I. Shaylor, 8495 Berwick Turnpike, Milan, PA 18831
Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Sherman, John R.

Late of Columbia Township (died June 10, 2021)

Executrix: Diane Ross, P.O. Box 65, Millerton, PA 16936

Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

SECOND PUBLICATION

Daly, Berneda Shirley

Late of Towanda Borough (died June 20, 2021)

Co-Administrators: Teresa M. Place and Joseph Daly 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

Hinckley, Diane Gail

Late of North Towanda Township (died June 29, 2021)

Executor: Duane T. Meeker 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

Stevens, Joan P.

Late of Sayre Borough (died September 5, 2020)

Administratrix: Gloria J. Barton, 212 N. Elmer Ave., Sayre, PA 18840

Attorneys: Robert J. Freedenberg, Esquire, Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101

THIRD PUBLICATION

Carnrike, Jay L.

Late of Sayre Borough (died September 5, 2020)

Administratrix: Jacqueline L. Wolcott c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

Fitzgerald, Carleen J.

Late of Wilmot Township (died July 11, 2021)

Executor: Jeffery P. Fitzgerald, 3 Sweetwood Dr., Randolph, NJ 07869

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

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Lane, Carl W. a/k/a Carl Walter Lane a/k/a Carl W. Lane, Jr.

Late of Ulster Township (died June 12, 2021)

Executrix: Susan R. Olbrys, 28 Locke Drive, Binghamton, NY 13903

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

Morse, David Paul a/k/a David P. Morse a/k/a David Morse

Late of Leroy Township (died July 19, 2021)

Administratrix: Barbara M. Sentyz c/o Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Attorneys: Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Robinson, Bernice T.

Late of Towanda Township (died July 3, 2021)

Executrix: Charlyn L. Taft, 5075 Clifton Drive, North Syracuse, NY 13212

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

TERMINATION OF PARENTAL RIGHTS

DOCKET NO. 23 ADOPT 2021

NOTICE

IN RE: B.A.S., A MINOR

TO: JOSHUA SMITH

A Petition has been filed asking the Court to put an end to all rights you have to your child, B.A.S. born in 2013. The Court has set a hearing to consider ending your rights to your child. The hearing will be held at the Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848, in

Courtroom No. 2, 10:00 a.m. on October 12, 2021 in person.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

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

NOTICE REQUIRED BY

ACT 101 OF 2010

23 Pa. C.S. §§2731-2742

You have an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. You will please note that an important aspect of this is that it must be agreed to by all parties and that no one is obligated to enter into a post-adoption contact agreement of any sort. It is only when parties agree to post-adoption contact that such a voluntary post-adoption contact can be created.

A birth relative is defined only as a parent, grandparent, stepparent, sibling, uncle or aunt of the child's birth family, whether the relationship is by blood, marriage or adoption.

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This voluntary agreement may allow you to have continuing contact or communication, including but not limited to:

- Letters and/or e-mails;
- Photos and/or videos;
- Telephone calls and/or text messages; or supervised or unsupervised visits.

LAUREN A. WOLFE, ESQUIRE
Attorney for Petitioners
332 South Main Street
P.O. Box 309
Athens, PA 18810
(570) 888-0660

Sept. 14

CHANGE OF NAME NOTICE

Pursuant to 54 Pa. C.S.A. §701, notice is hereby given that Heidi S. Teeter, parent and guardian of D.C.L.S., has filed a petition for change of name regarding D.C.L.S. to Bradford County docket number 2021 IR 0053 requesting that the court enter an order changing his name from D.C.L.S. to D.L.T. A hearing on the petition for change of name is fixed for October 12, 2021 at 2:00 o'clock p.m. at the Bradford County Courthouse, Towanda, Pennsylvania, Courtroom Number 1.

J. WESLEY KOCSIS, ESQUIRE
KOCSIS LAW OFFICE PC
180 North Elmira Street
Athens, PA 18810

Sept. 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, September 29, 2021 at 10:00 o'clock in the forenoon the following described property to wit:

This Indenture, made the 26 day of April, 2011, Between O. KENNETH SHAFFER, OF 2686 ROUTE 4008, FORKSVILLE, PENNSYLVANIA 18616 (hereinafter called the Grantor), of the one part, and LAWRENCE R. REEDER, SR AND DARLINE L. REEDER, HUSBAND AND WIFE, OF 4 BALTIMORE A VENUE, MANAHAWKIN, NEW JERSEY 08050 (hereinafter called the Grantees), of the other part.

Witnesseth, that the said Grantor for and in consideration of the sum of Seventy Thousand Dollars 00/100 (\$70,000.00) lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety.

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

Beginning at a point for a corner in or near the center of Township Road No. 711, said point being situate at the Southwest corner of lands of Levi Roof, being a Southeast corner of the within described parcel of land: Proceeding thence along the course of said Township Road in or near the center thereof, North 59° 23' West 122.8 feet to a point. North 46° 22' West 141.4 feet to a point. and North 33° 44' West 150.8 feet to a point for a corner in or near the center of said Township Road marking a Northwest corner of the within described parcel of land and a Southwest corner of lands of John Wargo, proceeding thence through a pin situate in the Northeasterly edge of said Township Road and thence along the Southerly line of said Wargo North 53° 26- East 444.3 feet through a pin situate on

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the Southeasterly bank of an unnamed creek to a spike in the bed of said creek, marking the Southeast corner of said Wargo's property and thence along a staked line marking the Southeast line of other lands of Grantor herein, North 63° 35' East 747 feet to a pin for a corner in the Southwest line of lands of Allen Carrington; thence along a fence line in Carrington's Southwest line South 44° 29' East 258.4 feet to a found pin for a corner marking the Northerlymost corner of lands of Williams Anderson; thence along a fence line in a Northwest line of said Anderson South 46° 55' West 219.8 feet to a found pin for a corner; thence along a fence line marking the West line of said Anderson South 5° 30' West 556 feet through a found pin situate on the Northwestly edge of State Highway No. 467 to a point in or near the center thereof for a corner, thence along the course of said State Highway, in or near the center thereof, South 52° 58' West 13 feet to a point in or near the center of a bridge leading said State Highway across said unnamed creek aforesaid for a corner; thence up the course of said unnamed creek aforesaid for a corner; thence up the course of said unnamed creek and along the Northeast line of said Levi Roof the following courses and distances: North 53° 49' West 133.8 feet to a point; North 82° 09' West 150.1 feet to a point, and North 45° 49' West 99.4 feet to a point on the Northeasterly bank of said creek and thence along the Northeast line of said Roof North 33° 23' West 253.5 feet to a found pin for a corner marking the Northerlymost corner of said Roof; thence partially along a fence line in the Northwest line of said Roof South 31° 19' West 429.8 feet through a pin situate in a Northeasterly edge of said Township Road No. 711 aforesaid to a point in or near the center thereof for a corner, the place of beginning.

Containing 12.02 acres of land, more or less, as per plat of Survey no. S-5775-3C by

George K. Jones and Associates dated December 20, 1979.

EXCEPTING AND RESERVING unto O. Kenneth Shaffer, Grantor herein, his heirs or assigns, successors and assigns all OIL, GAS and other MINERALS in and under and that may be produced from the above described premises along with the right to ingress, regress and egress and to do all things required to remove and market OIL, GAS and MINERALS.

THIS DEED is given under and subject to the express condition and covenant to be assumed by the Grantees herein, their heirs and assigns, that at no time shall the owner of the above described parcel of land permit or allow more than one (1) unlicensed motor vehicle or any other equipment or materials of the type commonly denominated junk to accumulate on or about the premises which are not intended for immediate incorporation in a structure or improvement upon said premises. This condition and covenant shall run with the land and be expressly enforceable by the Grantor herein, its successors and assigns.

BEING the same premises conveyed to O. Kenneth Shaffer by Deed from Robert Chatten dated June 30, 2008 and recorded July 01, 2008 to Bradford County Instrument Number 200809894.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected,

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hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

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. ESTATE OF LAWRENCE R. REEDER, SR., ESTATE OF DARLINE L. REEDER, LAWRENCE R. REEDER, KNOWN HEIR OF LAWRENCE R. REEDER, SR. & DARLINE L. REEDER, WILLIAM REEDER, KNOWN HEIR OF LAWRENCE R. REEDER, SR. & DARLINE L. REEDER.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
Sept. 8, 2021

Sept. 7, 14, 21

SHERIFF’S SALE

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

ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, September 29, 2021 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 Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of the road leading from Canton to Ogdensburg in the west line of the Northern Central Railroad Company’s lands, now or formerly; thence North 84° West fourteen and two tenths (14.2) perches to warrant line; thence South 49° West by center of road twenty-seven perches to Orin Grantier’s north line, now or formerly; thence North 85° West by Grantier’s north line thirty-eight (38) perches to a stone corner of lands of James Porter, now or formerly; thence by Porter’s east line North 5° East eighty-nine and fifty-five hundredths (89.55) rods to a post and stones corner; thence South 5° East sixty-six and five-tenths (66.5) perches to the west line of the Northern Central Railway Company’s lands; thence South 1° West by west line of the railway company’s lands seventy-four and ninety-five hundredths (74.95) rods to the place of beginning.

CONTAINING thirty five acres more or less.

EXCEPTING AND RESERVING therefrom the following previous conveyances:

Always excepting and reserving therefrom a strip of land from the east side thereof, two (2) rods in width and running in a northerly direction from the Ogdensburg road along the Northern Central Railroad Company’s right of way, the land herein reserved being used as a public highway.

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The above exception was a burden on the land when it was originally conveyed to the Grantors herein.

ALSO EXCEPTING AND RESERVING;

Beginning at a pin on the Canton Township Highway; thence North 74 degrees 30' minutes West 70.9 rods to a pin; thence North 5 degrees East 31.2 rods along line of lands of Clifford Case to a point on the line of lands of Lloyd Herman, now or formerly; South 85 degrees East 66.5 rods to a point on the Township Road, South 1 degree West 44.45 rods to the place of beginning. Containing 16 acres be the same more or less.

Being and intending to describe the lands conveyed by Lawrence C. Wilcox and Lilli an Wilcox, his wife, to Clarence I. Austin and Emma C. Austin, his wife, by deed dated Septem ber 30, 1947 and recorded in Bradford County Deed Book 449 at Page 265.

ALSO EXCEPTING AND RESERVING;

Beginning at a pin in the State Highway running from Cedar Ledge to Gleason; thence North one (1) degree West 33.7 rods to a pin; thence North seventy-four (74) degrees 30' West 53.9 rods to a point in the line of lands of Clifford Case, now or formerly; thence South five (5) degrees West 58.35 rods to a point in the line of lands of Carlyle Bagley; thence South eighty-five (85) degrees East 38 rods to a point in the center of highway; thence North forty-nine (49) degrees East 27 rods to the place of beginning. Containing 17.5 acres to be the same more or less.

Property also subject to following Right of Ways;

American Telephone and Telegraph, Deed Book 401 at Page 326

Northern Pennsylvania Power Co., Deed Book 448 at Page 221

North Penn Gas Company, Deed Book 646

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 the same premises conveyed by Lawrence C. Wilcox, Jr. and Shelby J. Wilcox, his wife, Tomas J. Wilcox and Beverly Wilcox, his wife, Sandra Mae Mead and William L. Mead, her husband, and Susan M. Wilcox Wood and David Wood, her husband, to Jamie D. Castle and Darlene K. Castle, his wife, by deed dated February 16, 2005 and recorded on March 10, 2005 as Bradford County Instrument Number 200502350.

ALSO BEING the same premises conveyed by Jamie D. Castle and Darlene K. Castle, his wife, to Christopher Selfridge and Peggy S. Selfridge, his wife, by deed dated January 17, 2009 and recorded on January 21, 2009 as Bradford County Instrument Number 200901080.

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 PENNSYLVANIA HOUSING FINANCE AGENCY vs. PEGGY S. SELF-RIDGE & CHRISTOPHER SELFRIDGE. Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Sept. 8, 2021

Sept. 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

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, September 29, 2021 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway Route No. 08044, said point being the north westernmost corner of the within described lot; thence North $86^{\circ} 57' 59''$ East a distance of 281.4 feet along the center of said state Highway Route No. 08044 to a point for a corner; thence through a pin at the side of the road South $6^{\circ} 35' 48''$ West a distance of 748.16 feet along lands of John Cole through a pin to a pin for a corner; thence still along lands of John Cole North $78^{\circ} 53' 05''$ West a distance of 290.02 feet to a pin for a corner in line of lands of Ronald Kobbe; thence North $7^{\circ} 35' 01''$ East a distance of 678.43 feet along lands of Ronald Kobbe through a pin and on through a pin at the side of the road to a point in the center of State Highway Route No. 08044 the point and place of beginning.

CONTAINING 4.637 acres, being Lot 2 and Lot 3 on a certain survey made by John W. Ward, Registered Surveyor, dated April 2, 1985, revised May 23, 1985, Map No. T-44, Wilmer Kobbe Subdivision.

BEING THE SAME PREMISES which Joseph Stone and Linda M. Stone, husband and wife, by Deed dated October 12, 2018 and recorded on November 26, 2018, in the Bradford County Recorder of Deeds Office as Instrument No. 201814360, granted and conveyed unto Joseph Stone, Individually.

Being Known as 2866 Mud Creek Road f/k/a RR 2 Box 1479, Troy, PA 16947.

Parcel I.D. No. 53-082.00-032-000-000.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty

(30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of JP MORGAN MORTGAGE ACQUISITION vs. ERIC STONE & JOSEPH STONE.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Sept. 8, 2021

Sept. 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, September 29, 2021 at 10:00 o'clock in the forenoon the following described property to wit:

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

Beginning at a point in the centerline of SR14 where the property described in Lot No. 1 on the below referred to survey and property described in this lot come together; thence, leave the centerline of said state route and go North 14 degrees 46' 22'' West 293.34 feet through a pin set near the edge of said state route and on to a second pin for a corner; thence, South 86 degrees 06' 41'' East 409.52 feet through a pin set near the edge of a creek and on to a point in the centerline of said creek; thence, follow the centerline of said creek South 17 degrees 36' 50'' East 137.34 feet to another point in the centerline of said creek, which is also in the centerline of SR14; thence, follow the cen-

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terline of said state route the following two (2) courses and distances: South 70 degrees 46' 53" West 303.96 feet; thence, South 74 degrees 14' 41" West 91.76 feet to another point in the centerline of said state route, which is the point and place of beginning.

Containing 1.949 acres, more or less.

Being and intending to describe the lot mark Lot 2, 1.949 acres on Survey by John W. Ward, Registered Surveyor, Survey dated April 10, 1989 and being Map No. S-50.

Title to said Premises vested in Renee Cairo a/k/a Renee Marshall by Deed from Carl M. Oldroyd dated August 27, 2004 and recorded on September 3, 2004 in the Bradford County Recorder of Deeds as Instrument No. 200411245.

Being known as: 33831 Route 14, Gillett, PA 16925.

Tax Parcel Number: 40-016.00-034-004.

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 COMMUNITY BANK LOAN SERVICING, LLC f/k/a BAYVIEW LOAN SERVICING, LLC vs. RENEE CAIRO a/k/a RENEE MARSHALL.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Sept. 8, 2021

Sept. 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, September 29, 2021 at 10:00 o'clock in the forenoon the following described property to wit:

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

COMMENCING at a pin in the easterly line of Mechanic Street, said pin being situate in the northwesterly corner of lands now or formerly of Lillian Wood, said pin being situate at the southwest corner of lands hereby described and said pin being situate 390 feet along the easterly line of Mechanic Street from the intersection of the easterly line of Mechanic Street and the northerly line of Bridge Street; thence from said point of beginning, North 24 degrees 15 minutes West 50 feet along the easterly line of Mechanic Street to a pin situate at the southwest corner of lands now or late of Michael and Patricia A. McLinko; thence North 65 degrees 20 minutes East 150 feet along the southerly line of lands of said Michael and Patricia A. McLinko to a pin situate in the westerly line of lands now or late of Jack LeJedal; thence South 24 degrees 15 minutes East 50 feet along the westerly line of lands of said Jack LeJedal to a pin situate at the common intersection of lands of said Jack LeJedal, lands now or late of Belle Lent and lands now or late of Lillian Wood; thence South 65 degrees 20 minutes West 150 feet along the northern line of said Lillian Wood to the place of beginning.

The foregoing description is according to survey by George K. Jones, Bradford County Surveyor, dated 11 November 1961, Map No. 4549.

BEING KNOWN AS: 14 MECHANIC STREET, TOWANDA, PA 18848.

PROPERTY ID NUMBER: 48-086.03-074-000-000.

BEING THE SAME PREMISE WHICH ESTATE OF DORIS M. McLINKO, BY LOUANN McGUIRE BY

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DEED DATED 4/19/2010 AND RECORDED 4/20/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201007716, GRANTED AND CONVEYED UNTO LYNN J. McLINKO.

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. LYNN J. McLINKO.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Sept. 8, 2021

Sept. 7, 14, 21