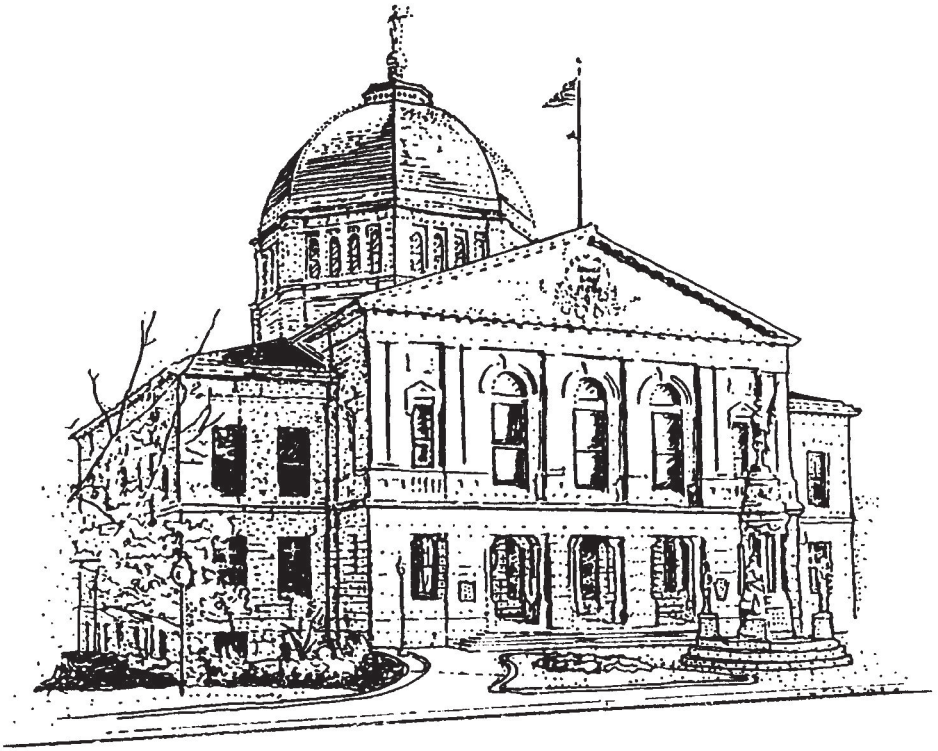


# Bradford County Law Journal

ISSN 1077-5250

Vol. 7      Towanda, PA Tuesday, July 14, 2015      No. 28



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

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

---

---

**Bradford County Law Journal**

Copyright © 2015, Bradford County Bar Association

Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 FAX (570) 888-2295

By requirement of Law and Order of Court the BRADFORD COUNTY LAW JOURNAL is made the medium for the publication of all Legal Advertisements required to be made in the County of Bradford, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Bradford County, and selected Opinions and Decisions of the Courts of Bradford County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Law Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:30 A.M. on the Monday preceding publication or in the event of a holiday on the preceding work day.

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

## 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

##### **Shallenberger, Lois L.**

Late of the Borough of Towanda (May 3, 2015)

Settlor: Lois L. Shallenberger

The Lois L. Shallenberger Primary Residence Protector Trust, dated February 17, 2015 and the Lois L. Shallenberger Protector Trust, dated February 17, 2015

Trustee: Todd H. Shallenberger, 14072 Route 220, Towanda, PA 18848

Attorneys: Eric Ladley, Esquire, Steinbacher, Stahl, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701

#### SECOND PUBLICATION

##### **Handzo, John G., Jr.**

Late of Bradford County

Executrix: Kathy McKeever c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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

##### **Hughes, Kathleen A.**

Late of Athens Township (died May 20, 2015)

Executor: Raymond L. Hughes c/o Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

Attorney: Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

##### **Segur, Janet M. a/k/a Janet Segur**

Late of Canton Township (died June 8, 2015)

Co-Executors: Eugene B. Segur, 1296 Lower Mountain Road, Canton, PA 17724 and Martin G. Segur, 3595 Lower Mountain Road, Canton, PA 17724

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

##### **Stearns, Ruby R.**

Late of South Creek Township (died February 11, 2015)

Administratrix: Ms. Patricia A. Lambert, 3281 Ayres Road, Gillett, PA 16925

Attorney: Christina Fleury, Esquire, 323 Elmira Street, Troy, PA 16947

##### **Stys, Ann**

Late of Sayre Borough (died January 1, 2015)

Executor: John Cheresnowsky, 448 Brookside Drive, Athens, PA 18810

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

#### THIRD PUBLICATION

##### **Bustin, Alice M. a/k/a Alice H. Bustin**

Late of North Towanda Township (died March 25, 2015)

Bustin Revocable Living Trust

Trustee: Mary Lou Allen, 103 Walnut Street, Athens, PA 18810

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

##### **Gialanella, Amanda Ruth Barlow**

Late of Ulster (died January 9, 2015)

BRADFORD COUNTY LAW JOURNAL

Administratrix: Danyel Hirschler c/o Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848  
Attorney: Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848, (570) 265-4492

**Isbell, Clifford V.**

Late of Ulster Township (died May 24, 2015)  
Executor: William Irvin, 994 Noble Road, Ulster, PA 18850  
Attorneys: Wm. Alan Shaw, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

**Kendall, Barbara N. a/k/a Barbara Ellen Newell Kendall**

Late of Troy Township (died June 9, 2015)  
Executrix: Sally Sterling, 1445 Ayres Road, Gillett, PA 16925  
Attorneys: Evan S. Williams, Jr., Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

**Terrel, Earl C. a/k/a Earle C. Terrel**

Late of Troy Township (died June 7, 2015)  
Administrator: Edward Terrel, 1042 Mac Road, Ulster, PA 18850  
Attorneys: Evan S. Williams, Jr., Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

**CHANGE OF NAME NOTICE**

IN THE COURT OF  
COMMON PLEAS, BRADFORD  
COUNTY, PENNSYLVANIA

DOCKET NO.: 2015 IR 0036

IN THE MATTER OF PETITION  
FOR CHANGE OF NAME OF  
RORY LEIGH RESSLER

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on June 18, 2015, a Petition for Change of Name of Rory Leigh Ressler was filed in the Bradford County Court of Common Pleas at No. 2015 IR 0036 seeking to change the name of minor child from Rory Leigh Ressler to Rory Leigh Tigie.

The Court has fixed Friday, August 14, 2015, at 1:30 p.m. in Courtroom 2 of the Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848, as the date and time for a hearing on the Petition. All persons interested in the proposed change of name may appear and show cause, if any they may have, why the process of the Petition should not be granted.

WM. ALAN SHAW, ESQUIRE  
LANDY & ROSSETTIE, PLLC  
228 Desmond Street  
P.O. Box 206  
Sayre, PA 18840  
(570) 888-7753

July 14

**REGISTER'S NOTICE**

0814-0196 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF KEITH BALLARD, Executor of the Estate of Thomas H. Watts, late of Sayre Borough, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 21st day of July, 2015. Shirley Rockefeller  
Register of Wills

July 7, 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

## BRADFORD COUNTY LAW JOURNAL

---

Wednesday, July 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

Parcel Number 17-041.00-045-000-000

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

LOT NO. 1: BEGINNING at a point where the centerline of State Route 0014 and State Route 4031 intersect; thence North  $68^{\circ} 47' 15''$  West 364.06 feet to a point for a corner at the westernmost corner of the lands herein described and at the southernmost corner of lands of Lot 2 on the below referred to survey; thence along lands of Lot 2 North  $19^{\circ} 45' 00''$  East 180.00 feet to a point for a corner; thence South  $69^{\circ} 30' 00''$  East 38.00 feet to a point for a corner; thence North  $20^{\circ} 20' 00''$  East 115.85 feet to a point for a corner; thence still along lands of Lot 2 South  $48^{\circ} 39' 29''$  East 388.89 feet to a point for a corner on the centerline of State Route 0014; thence along the centerline of said State Route South  $32^{\circ} 35' 40''$  West 165.68 feet to the point and place of BEGINNING.

CONTAINING 1.999 acres.

BEING Lot 1 of a survey entitled Sub-division of Lands of Shirley J. Longenecker, prepared for MillStone Surveying, by John William Ward, Registered Professional Surveyor for the Commonwealth of Pennsylvania, Surveyor No. 22843-E, survey dated May 28, 2002, designated Map No. C-96 and approved by the Bradford County Planning Commission on June 22, 2002 to Office File No. 2002-089.

LOT NO. 2: TO DETERMINE THE POINT AND PLACE OF BEGINNING start at a point where the centerlines of State Route 0014 and State Route 4031 intersect; thence proceed along lands of Lot 1 on the below referred to survey North  $32^{\circ} 35' 40''$  East 165.68 feet to the point and place of beginning, said point being at the eastern-

most corner of Lot 1 on the below referred to survey; thence along lands of Lot 1 North  $48^{\circ} 39' 29''$  West 388.89 feet to a point for a corner; thence still along Lot 1 South  $20^{\circ} 20' 00''$  West 115.85 feet to a point for a corner; thence still along lands of Lot 1 the following two courses and distances: North  $69^{\circ} 30' 00''$  West 38.00 feet to a point for a corner; South  $19^{\circ} 45' 00''$  West 180.00 feet to a point for a corner on the centerline of State Route 4031; thence along the centerline of said State Route North  $68^{\circ} 47' 15''$  West 122.06 feet to a point where the centerline of State Route 4031 intersects with the centerline of Township Road T-662; thence along the centerline of Township Road T-662 North  $46^{\circ} 10' 13''$  West 164.06 feet to a point for a corner; thence North  $47^{\circ} 25' 40''$  East 245.43 feet to an iron pin; thence North  $68^{\circ} 57' 48''$  East 163.19 feet to an iron pin; thence South  $73^{\circ} 50' 24''$  East 160.00 feet to an iron pin; thence South  $48^{\circ} 28' 30''$  East 328.40 feet through an iron pin located near the edge of the roadway to a point on the centerline of State Route 0014; thence along the centerline of State Route 0014 South  $32^{\circ} 35' 40''$  West 133.29 feet to the point and place of BEGINNING.

CONTAINING 3.000 acres.

BEING Lot 2 of a survey entitled Sub-division of Lands of Shirley J. Longenecker, prepared for MillStone Surveying, by John William Ward, Registered Professional Surveyor for the Commonwealth of Pennsylvania, Surveyor No. 22843-E, survey dated May 28, 2002, designated Map No. C-96 and approved by the Bradford County Planning Commission on June 22, 2002 to Office File No. 2002-089.

EXCEPTING AND RESERVING unto the Grantor herein Shirley J. Longenecker, all oil, gas and mineral rights and all future royalties and/or lease payments derived from oil, gas and mineral exploration or production in, on or under the lands conveyed herein.

## BRADFORD COUNTY LAW JOURNAL

---

Grantors reserve the right to retain the use of a previously designated storage bay 12' X 36' for their personal use until May 1, 2011.

ALSO BEING the same land conveyed by J. Glen Longenecker and Shirley J. Longenecker, his wife, to K. Investments PA, LLC, by deed dated August 3, 201 and recorded August 4, 2010 to Bradford County Instrument Number 201018053.

and Parcel Number 59-036.00-089-000-000

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 JAMES LONGENECKER & KATHERYN LONGNECKER vs. K. INVESTMENTS, LLC & EUGENE M. HAAS.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 8, 2015

July 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, July 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL, THAT CERTAIN lot, piece or parcel of land, lying and being in the Borough of South Waverly, Bradford County, Pennsylvania, bounded and described as follows:

#### Parcel No. 1

BEGINNING at a point in the east line of William Street and being the southwest corner of the property hereby conveyed; running thence northerly two (2) degrees and forty three (43) minutes east along the line of William Street forty five; and six tenths feet (45.6) to a point in the southwest corner of Lot Number 3, thence along the south line of Lot No. 3, North eighty three degrees twenty five minutes East (N 83° 25' E) a distance of one hundred seventy and sixty six hundredths feet (170.66) to the southeast corner of Lot No. 3; thence South six degrees thirty five minutes East (S. 6° 35' E) a distance of forty five feet (45) more or less to a point for 3 corner; thence South eighty three degrees twenty five minutes West (S 83° 25' W) a distance of one hundred seventy eight end two tenths feet (178.2) to the east line of William Street, the point and place of beginning.

#### Parcel No. 2

BEGINNING at a point in the east line of William Street, said point being approximately one hundred and fifty (150) feet north of the intersection of the east line of William Street with the north line of Pitney Street, as measured along said east line of William Street; running thence North two (2) degrees and forty-three(43) minutes East along the east line of William Street, ninety-three and twenty-two one hundredths (93.22) feet to a point at the southwest corner of Lot No. 7 on the plot below mentioned; running thence North eighty-three (83) degrees and twenty-five minutes (25) East along the south line of said Lot No 7, one hundred and sixtyfive and six tenths (165.6) feet to a point for a corner at the southwest corner of Lot No. 8, and the northwest corner of Lot No. 5 on said plot; running thence South six (6) degrees and thirty-five (35) minutes East along the west line of said Lot No. 5, forty-six (46) feet to a point for a corner in the north line of Lot No. 4; running thence South eighty-three

## BRADFORD COUNTY LAW JOURNAL

---

(83) degrees and twenty-five(25) minutes West, along the north line of Lot No. 4, about ten (10) feet to a point for a corner at the northwest corner of said Lot No. 4; running thence South six (6) degrees and thirty-five (35) minutes East along the west line of said Lot No. 4, forty-six (46) feet to point for a corner at the northwest corner of Lot No. 1, and the northeast corner of Lot No. 2 on said plot; running thence South eighty-three (83) degrees and twenty-five (25) minutes West along the north line of Lot No. 2, one hundred and seventy and sixty-six one hundredths (170.66) feet to the east line of William Street, the point and place of beginning.

Being known as: 47 WILLIAM STREET, SAYRE, PENNSYLVANIA 18840.

Title to said premises is vested in Tammy Latham by deed from Joseph L. Mint, Trustee of the Dolores M. Mint Trust dated May 31, 2005 and recorded June 2, 2005 in Instrument Number 200505476.

PARCEL ID: 41-007.05-045Z.

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 LSF8 MASTER PARTICIPATION TRUST vs. TAMMY LATHAM.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 8, 2015

July 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, July 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain piece or Parcel of land situate in the Township of Terry, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1

BEGINNING at a point in the centerline of Pennsylvania State Route 2010, said point being North 30 degrees 2 minutes 27 seconds West 5.11 feet from the commencement of a steel bridge across a creek, and said point being the northeastern corner of the lands herein described; thence passing through a rebar set pin and along a hedgerow, South 3 degrees 15 minutes 0 seconds West 343.14 feet to a rebar set pin; thence North 78 degrees 54 minutes 13 Seconds West 511.12 feet along a post and wire fence to a rebar set pin; thence along a post and wire fence and along a hedgerow passing through, a rebar to set pin, North 3 degrees 19 minutes 28 seconds East 332.01 feet to a P.K. set pin in the centerline of Pennsylvania State Route 2010; thence along the centerline of said Pennsylvania state Route 2010 the following courses and distances: 1) South 79 degrees 56 minutes 27 seconds East 69.70 feet to a point; 2) South 80 degrees 22 minutes 17 seconds East 170.99 foot to a P.K. set. pin; 3) South 80 degrees 2 minutes 27 seconds East 268.60 feet to a point, said point being the place of beginning.

CONTAINING a net area of 3.63 acres and a gross area of 3.92 acres according to the survey of Robert Clymer dated December 28, 1990, and approved as a subdivision by the Bradford County Planning Commission on February 19, 1991, docketed to Number 91-008. The herein described lot is to be combined with Parcel Number 2 of the lands described in the deed conveyed to the Grantors herein by William Reese Hoyt and Kimber R. Hoyt, his wife, dated August 31,

## BRADFORD COUNTY LAW JOURNAL

---

1987 and recorded in Bradford County Record Book 65 at page 655, consisting of a gross area of 94 acres. Being Parcel No. 2 below.

### PARCEL NO.2:

Lying North of Lot No. 1 described in hereinafter recited Deed Book 660, Page 933, and beginning at an iron pin in the Center of road leading from Evergreen to New Era; and at intersection of the North Street road; thence along center of North Street road, North 1 1/4 degrees West 7 perches and 5 links to iron pin corner; thence North 88 1/4 degrees East 17 perches and 7 links; thence South 3 1/4 degrees West to center of Evergreen and New Era Road 11 Perches; thence along center of said road 16 perches and 16 links to place of beginning.

CONTAINING 153 perches be the same more or less.

BEING a portion of the same lands conveyed by William Reese Hoyt and Kimber R. Hoyt, his wife, of RD 1 Box 190 HH, Clinton, Pennsylvania 15026, to Alden G. Eberlin and Joyce Eberlin, his wife, of 22 N. Commodore Drive, Mystic Island, New Jersey 08087 by Deed dated August 31, 1987, and recorded September 15, 1987, in Bradford County Deed Book 065, Page 655.

Hazardous waste is not being disposed of, nor has it ever been disposed of on the premises by the Grantors actual Knowledge.

Also granting and conveying to the Grantee herein as a part of this transaction fifty (50) percent of coal, oil, gas and mineral rights of all kinds to the extent that the Grantors herein own and are able to conveyed the same. The remaining fifty (50) percent of said rights shall be retained by the above-referenced Joyce Eberlin as her separate property.

By acceptance of this Deed, the Grantee herein hereby agrees to save the Grantors herein harmless from any liability or out of pocket loss whatever, by reason of the existing mortgage and liens on the property.

And the said Grantors Will Warrant Specially the Property hereby conveyed.

TAX PARCEL # 46-124.00-168-000-000.

BEING KNOWN AS: RR2 Box 231A a/k/a 3479 Wyalusing, New Albany, PA 18833.

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. ALDEN EBERLIN & JOYCE EBERLIN.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

July 8, 2015

July 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, July 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

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

BOUNDED on the North by lands formerly owned by John King and now or formerly in the possession of Mrs. Ellen King Elsbree; on the East by North Elmira Street; on the South by lands now or formerly owned by John Ackley; on the West by the Chemung River. CONTAINING two (2) acres of land more or less.



BRADFORD COUNTY LAW JOURNAL

BEING the same premises which Jerry D. Collins, unmarried, by Deed dated March 20, 2008 and recorded March 24, 2008 in and for Bradford County, Pennsylvania, in Deed Book Volume , Page 200803501, granted and conveyed unto David D. Craft and Jodie Craft, husband and wife.

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

Seized and taken into execution at the suit of WELLS FARGO BANK vs. DAVID CRAFT & JODIE CRAFT.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
July 8, 2015

July 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, July 29, 2015 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:

LOT NO. 1: The first house and lot on the right hand side of the main road leading along South Creek as you go South of bridge crossing, said creek at Fassetts Station on the Northern Central Railroad and bounded and described as follows:

BEGINNING AT a point in the West line of said road Northerly two hundred twelve and one-quarter (212 1/4) feet; thence

westerly at right angles with the said road one hundred five and one-half (105 1/2) feet; thence southerly two hundred twelve (212) feet; thence easterly seventy eight (78) feet and seven (7) inches to the place of beginning. CONTAINING nineteen thousand, four hundred seventy (19,470) square feet of land, be the same more or less.

EXCEPTING and reserving and not conveying as part of this conveyance the green houses on the land above described and the stock and equipment in connection therewith.

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 or record.

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

BEING the same property conveyed by Eugene Nigra and Patricia Nigra, his wife, by her attorney in fact Eugene Nigra to Keith Teribury and Lisa Teribury, his wife by deed dated August 10, 2006 and recorded August 21, 2006 to Bradford County Instrument No. 200610583.

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 1ST CITIZENS COMMUNITY BANK vs. KEITH TERIBURY & LISA TERIBURY.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
July 8, 2015

July 7, 14, 21

BRADFORD COUNTY LAW JOURNAL

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, July 29, 2015 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 Sayre Borough, County of Bradford, Commonwealth of Pennsylvania.

ON the North by lands of Second Street; on the East by lands now or formerly of R. Lendrum; on the South by lands of First Street; on the West by lands now or formerly of Mike Smith.

CONSISTING of house and lot.

EXCEPTING AND RESERVING therefrom a portion conveyed by Chester J. Covey to Gerald T. Covey and Laura A. Covey, by deed dated 2/23/98 and recorded 6/19/98 in Instrument No. 199805741.

MORE ACCURATELY DESCRIBED bounded and described as Lot I according to a survey by Bruce Benish, P.L.S., of Athens, Pennsylvania, dated May 20, 1997 (Job No. 97209) and approved by the Bradford County Planning Commission on November 8, 1997 as File No. 97-0138, as follows: BEGINNING at a point at or near the centerline of First Street, said point being the westernmost corner of 35-007.07-064 and the southernmost corner herein; thence along the common boundary line of 35-007.07-064, North 41° 28' 34" East 135.04 feet (through an iron pipe on line) to a point, said point being the southernmost corner of 35-007.07-065-001 and the easternmost corner hereof; thence along the common boundary line of 35.007.07-064, North 60° 25' 00" West 97.35 feet to a point, said point being the westernmost corner of 35-007.07-065-001 and the northernmost corner hereof; thence along the common boundary line of 35-007.07-066, South 35° 02' 24" West

133.94 feet (through an iron pipe on line) to a point at or near the centerline of First Street, said point being the southernmost point of 35-007.07-066 and the westernmost point hereof; thence along or near the center line of First Street, South 61° 15' 00" East 82.27 feet to a point, said point being the point and place of beginning.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utilities rights-of way; whether or not of record, as well as to any and all easements of rights-of-way visible upon said premises hereby conveyed or affecting the same as a matter of record.

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

BEING the same premises which Matthew A. Smith, single, by Deed dated May 20, 2011 and recorded June 16, 2011 in and for Bradford County, Pennsylvania, Instrument #201116169, granted and conveyed unto Samuel J. Thrush, single.

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. SAMUEL J. THRUSH.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 8, 2015

July 7, 14, 21

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, July 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

### Legal Description

ALL that certain lot, piece, or parcel of land situate, lying and being in the Townships of North Towanda, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

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

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

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

UNDER AND SUBJECT to the ultimate width of right-of-way of any public

highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

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

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

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

Seized and taken into execution at the suit of PS BANK vs. THOMAS MYERS & JOY MYERS.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

July 8, 2015

July 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, July 29, 2015 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 Borough of Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin in the line of lands now or formerly of Mrs. Charles Rumsey, the northeast corner thereof; thence Westerly along lands now or formerly of Mark Raub 200 feet to an iron pin in Canton Street; thence Southerly along said street 60 feet to an iron pin; thence Easterly along

## BRADFORD COUNTY LAW JOURNAL

lands of Shaylor, now or formerly, 200 feet to an iron pin and thence Northerly along lands now or formerly of Mrs. Charles Rumsey 60 feet to the place of beginning.

CONTAINING 12,000 square feet of land be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Nyanna M. Wilcox and Jerome T. Wilcox, her husband, by Deed from Barbara J. Vinson, single, dated 05/18/2012, recorded 05/23/2012 in Instrument Number 201212153.

Tax Parcel: 52-068.03-122.

Premises Being: 308 Canton Street, Troy, PA 16947-1408.

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 FLAGSTAR BANK vs. NYANNA WILCOX & JEROME WILCOX.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

July 8, 2015

July 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, July 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

BEGINNING at a point at the intersection of the southwest corner of lot no. 5, the northwest corner of lot no. 6 and the cul-de-sac of Valley View lane; running thence along the south line of lot no. 5, north 67

degrees 3 minutes 20 seconds east, 275.77 feet to a pin for a corner; running thence south 10 degrees 1 minute 47 seconds east 305.12 feet to a pin for a corner in the northeast corner of lot no. 7; running thence north 63 degrees 50 minutes 27 seconds west along the north line of lot no. 7 to a point for a corner in the cul-de-sac of Valley View lane; running thence northerly along the cul-de-sac of Valley View land on a curve, the arc of the curve having a distance of 42.85 feet, the said curve being on a radius of 50 feet from the center of the cul-de-sac of Valley View lane, the said arc running to the point and place of beginning, being lot no. 6 of the highlands plot.

THIS description being in accordance with a survey by Weiler Associates of Horseheads, New York, the map being dated June 2, 1970 and bearing map no. 1453 and being recorded October 2, 1970 as Bradford county map 536.

AND

BEGINNING at a pin at the intersection of the southeast corner of the highlands plot with the north line of lands now or formerly of Daryl Parks; running thence north 0 degrees 56 minutes 40 seconds east 110 feet along the east line of the highlands plot to a pin for a corner; running thence north 63 degrees 50 minutes 27 seconds west 368.44 feet along the south line of lot no. 6 of the highlands plot to a point for a corner in the cul-de-sac of Valley View lane; running thence on a curve along the outside of the cul-de-sac of Valley View lane on an arc of 43.18 feet, the said curve having a radius of 50 feet running from the center of said Valley View cul-de-sac; running thence south 14 degrees 21 minutes 23 seconds west 262.81 feet along the east line of lot no. 8 of the highlands plot to a pin for a corner; running thence along the north line of lands now or formerly of Daryl Parks south 89 degrees 3 minutes 20 seconds east 280 feet to a pin, the point and place of beginning, being all of lot no. 7 of the highlands plot.

## BRADFORD COUNTY LAW JOURNAL

---

THIS description being in accordance with a survey of Weiler Associates of Horseheads, New York, the map being dated June 2, 1970 and bearing map no. 1453 and being recorded October 2, 1970 as Bradford county map no. 536.

A.P.N. 09-034.00-154.

TITLE TO SAID PREMISES IS VESTED IN Jason D. Reed and Chastity J. Reed, his wife, by Deed from Charles P. Holler and Patricia A. Holler, his wife, dated 05/12/2005, recorded 05/24/2005 in Instrument Number 200505192.

Tax Parcel: 09/034.00/154/000/000, 09/034.00/155/000.

Premises Being: 47 Alpine Drive, Athens, PA 18810-9315.

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. CHASTITY J. REED & JASON D. REED.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 8, 2015

July 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, July 29, 2015 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 BOROUGH OF TOWANDA, County of Brad-

ford, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the East side of an alley that runs between Huston Street and Chestnut Street, said point being the Northwest corner of the property to be conveyed and the Southwest corner of now or formerly Henry E. Dunn et ux; thence along the East line of said alley, Southerly, 60 feet to a point for a corner in lands now or formerly of Guy E. Wilcox et ux; thence in an Easterly direction along said Wilcox, 55 feet to a point for a corner; thence in a Northerly direction along said Wilcox 60 feet to lands now or formerly of Henry E. Dunn et ux; thence in a Westerly direction along said Dunn, 55 feet to the East line of said Alley, the place of beginning.

EXCEPTING AND RESERVING unto the Grantor herein, his heirs and assigns, the sole and exclusive right and liberty to erect and maintain electric power and telephone connections between York Avenue and said Grantor, if at any time such procedure is found to be necessary and to enter upon the aforesaid properties from time to time, with workmen, and to repair and maintain the said installations, it being understood and agreed that Grantor in reasonable amount, on account of any damages to the surface of said lands resulting from the above described operations.

EXCEPTING AND RESERVING unto the Grantor herein, his heirs and assigns, the sole and exclusive right and liberty to use the water pipes which run from York Avenue through the afore described properties to the property of the Grantor; and to use the sewer line running from the property of the Grantor through the afore described properties and into the sewer pertaining to the afore described property; and to use the drain pipe running from the cellar of building erected upon the property of Grantor, through the afore described property, with full liberty to enter upon the afore described properties, to

## BRADFORD COUNTY LAW JOURNAL

repair, cleanse and maintain the said pipe, sewer and drain connections and drywell; it being understood and agreed that the Grantor shall indemnify the Grantees in reasonable amount on account of any damages to the surface of said lands resulting from said operations.

BEING the same property conveyed by Henry C. Dunn to Joseph Saring, III, and Christie Saring, his wife, by deed dated April 19, 2001 and recorded on April 20, 2001 in the Office of the Bradford County Recorder of Deeds at Instrument No. 200103963, said property having the Tax Parcel No. 49-086.02-107 and address of 107-1/2 York Avenue, Towanda, PA 18848.

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

Seized and taken into execution at the suit of 1ST CITIZENS COMMUNITY BANK vs. JOSEPH SARING, III & CHRISTIE SARING.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 8, 2015

July 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, July 29, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain lot, piece or parcel of land, lying and being in the Township of

Ulster, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway No. 08136 where the land herein conveyed is bounded on the Northeast by lands now or formerly of Sayko, thence through a point marked by a pin along lands of the said Sayko S. 82° 05' E a distance of 1961.6 feet to a point marked by a pin; thence along lands now or formerly of Brosman S. 7° 42' W a distance of 225 feet to a point marked by a pin; thence along lands now or formerly of Trembly N. 82° 05' W a distance of 1961.6 feet through a point marked by a pin to the center of State Highway No. 08136; thence along the center of State Highway No. 08136 as follows: N 7° 42' E a distance of 225 feet; to the point of beginning; Containing 10.13 acres of land more or less, as surveyed by George K. Jones, Registered Surveyor, December 12, 1974—January 8, 1975, as shown on his Map No. 9402—Lot No. 5.

BEING the same premises conveyed by Kurt R. Bengtson and Jean Marie Bengtson to Citizens Savings Association by Deed dated February 18, 1986, recorded in Bradford County Deed Book 23 page 627.

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 ULSTER TOWNSHIP vs. GERALD FOREMAN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 8, 2015

July 7, 14, 21