
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 \$85.00 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

Jackson, Betty Lou

Late of Troy Borough (died February 13, 2015)

Administrator: John Everett c/o Law Offices of Cefalo & Associates, 309 Wyoming Avenue, West Pittston, PA 18643

Attorneys: Law Offices of Cefalo & Associates, 309 Wyoming Avenue, West Pittston, PA 18643, (570) 655-5555

Maynard, Margaret

Late of Bradford County

Executor: David Maynard c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Sullivan, William T.

Late of Asylum Township (died August 7, 2006)

Co-Executrices: Mary Alice Sullivan, 20953 Route 187, Towanda, PA 18848 and Katherine S. Barrett, 4107 Wolcott Hollow Rd., Athens, PA 18810

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

SECOND PUBLICATION

Beebe, Henry O.

Late of Overton Township

Executor: Robert C. Beebe, 544 Joyce Road, Rome, PA 18837

Attorneys: Law Office of Robert W. Chappell, Esquire, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

Cannavino, Louis John

Late of 401 Madison Street, Sayre (died July 29, 2015)

Executrix: Iona Belle Cannavino, 401 Madison Street, Sayre, PA 18840

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

Johnson, Charles

Late of Burlington Township (died August 22, 2015)

Executrix: Anna Burgess 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

Maryott, Thad Eugene

Late of Rome Township

Co-Executors: Wilbert C. Maryott and Sylvia M. Maryott, 660 N. Rome Rd., Rome, PA 18837

Attorneys: Law Office of Robert W. Chappell, Esquire, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

Shafer, Leonard B., Sr.

Late of Bradford County.

Executor: Gary L. Shafer 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

BRADFORD COUNTY LAW JOURNAL

Steffen, Dale P.

Late of Herrick Township
Executor: Lynn S. Steffen a/k/a Lynn S. Bedford, 7071 Mercur Hill Road, Wy-
alusing, PA 18853
Attorneys: Law Office of Robert W. Chappell, Esquire, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

THIRD PUBLICATION

Jones, Stanley R., Jr.

Late of Wilmot Township (died September 14, 2015)
Administrator: Adam Petlock, 325 Reubens Lane, Sugar Run, PA 18846
Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office, 180 North Elmira Street, Athens, PA 18810

Trostle, Betty J.

Late of Athens Township (died October 4, 2015)
Executor: Brett Paul Williams, 20 Hat-
chchubee Road, Palmyra, VA 22963
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

MISCELLANEOUS LEGAL

NOTICE

NOTICE OF MARSHAL'S
SALE OF REAL ESTATE

IN THE UNITED STATES DISTRICT
COURT FOR THE
MIDDLE DISTRICT
OF PENNSYLVANIA

NO. 15-CV-1096-WWC

NATIONAL GSA VENTURE, LLC,
Plaintiff
v.
VA SAYRE, LLC,
Defendant

Marshal's Sale of Real Estate on November 20, 2015, at 11:00 A.M., at the Bradford County Courthouse, 301 Main Street, Towanda, PA 18848.

TO BE SOLD: All that certain tract of land known as 301 North Elmira Street, Sayre, Bradford County, Pennsylvania (folio # 09-020.19-005-002-000), as more particularly described in Exhibit A to the Mortgage recorded November 28, 2006, at Instrument No. 200615343 in the Bradford County Recorder of Deeds.

SEIZED IN EXECUTION as the Property of VA SAYRE, LLC. Judgment entered July 1, 2015 in the amount of \$12,000,000, plus interests and costs through the date of the Marshal's sale.

The improvements are commercial.

10% of the bid is due at the time of sale in the form of money order, cashier's check or certified funds (no cash); the balance is due 10 days after the Court confirms the sale. Other terms and conditions to be announced at the sale. Schedule of Distribution will be filed by Plaintiff's attorney within 30 days of the date of sale.

For more information, contact Clifford Sacalis, Esq. at (215) 665-8500.

Oct. 20, 27; Nov. 3, 10

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, November 25, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Descriptions

Property No. 1:

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:

BRADFORD COUNTY LAW JOURNAL

BEGINNING at a post on the south side of Lombard Street in said Borough; thence by land now or formerly of Mary Dalton, South 27° East 90 feet to a post; thence by lands now or formerly of Henry Ward, North 62° East 60 feet to a post; thence by Lot No. 8, North 27° West 90 feet to Lombard Street; thence along Lombard Street, South 62° West 60 feet to the place of beginning. Being Lot No. 9 of a tier of lots on Lombard Street, formerly owned by C. L. Ward, and having thereon erected a frame dwelling house.

BEING the same premises conveyed to Joseph L. Saring, III and Christie M. Saring, husband and wife, by Roger L. Brown and Doris L. Brown, husband and wife, by Deed dated October 17, 2002, and recorded October 18, 2002, at Bradford County Instrument Number 200213496.

Parcel No.: 48-086.00-019-000-000.

Property Address: 221 Lombard Street, Towanda, PA 18848.

Property No. 2:

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

On the North by State Street; on the East by a lot formerly of Mrs. Felton, now or formerly of Curtis R. Maynard and Lucille Maynard, his wife; on the South by a lot formerly of Oscar Post, now or formerly of John S. O'Brien and Gregory T. O'Brien; and on the West by Main Street.

Being the same premises conveyed to Joseph L. Saring, III and Christie M. Saring, his wife, by Henry C. Dunn, Gerard D. Corbett, and James E. Good, by Deed dated December 30, 1999, and recorded January 6, 2000, at Bradford County Instrument Number 200000130.

Parcel No.: 48-086.04-249-000-000.

Property Address: 201 Main Street, 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. JOSEPH SARING, III & CHRISTINE SARING.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Nov. 4, 2015

Nov. 3, 10, 17

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, November 25, 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 In The Borough Of Sayre, County Of Bradford And State Of Pennsylvania, Bounded And Described As Follows:

Beginning At A Corner In The South Line Of Draper Street 204 Feet West From A Corner In The West Line Of Spring Street, Thence S. 5° 10' E. 171 6/10 Feet To Land Of W. Tew (Formerly); Thence S. 84° 6' W. 40 Feet To A Corner In Tew (Formerly) Line; Thence N. 5° 10' w. 172 1/10 Feet To A Corner In S. Line Of Draper Street; Thence Along South Line Of Draper Street 40 Feet To The Place Of Beginning, Being Lot Number 7 Of The Adamy Plot Of O.B. Spring Estate, Made By N.F. Walker, Oct. 24, 1901.

Also All That Other Certain Lot, Piece Or Parcel Of Land, Situate In The Borough Of Sayre, County Of Bradford And State Of

BRADFORD COUNTY LAW JOURNAL

Pennsylvania, Bounded And Described As Follows:

Beginning At A Point In The South Line Of Draper Street, Distant One Hundred And Ninety (190) Feet Westerly From The Intersection Of The South Line Of Draper Street With The West Line Of Spring Street; Thence South $16^{\circ} 14'$ East One Hundred And Seventy-One (171) Feet To The Northerly Line Of Lands Of William Tew (Formerly); Thence South $84^{\circ} 6'$ west Seventeen And One-Tenth (17.1) Feet Along Said Tew's (Formerly) Line To A Corner ; Thence North $5^{\circ} 10'$ West One Hundred Seventy-One And Six Tenths (171.6) Feet To The South Line Of Draper Street; Thence North $84^{\circ} 50'$ East Along The South Line Of Draper Street Fourteen (14) Feet To The Place Of Beginning. Being Part Of Lot No. 5 Of The Adamy Plot.

Title to said Premises vested in Wendy Palfreyman by Deed from Ren Allen Titus, As Attorney-in-fact for Albert R. Titus, Single dated 09/03/04 and recorded 09/10/04 in the Bradford County Recorder of Deeds in Instrument number: 20411479.

Being known as 103 Draper Street, Sayre, PA 18840.

Tax Parcel Number: 35-007.06-030-000.

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 WELLS FARGO BANK vs. WENDY PALFREYMAN.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Nov. 4, 2015

Nov. 3, 10, 17

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, November 25, 2015 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 in Athens borough, Bradford county, Pennsylvania, bounded and described as follows:

LOT no 1: Beginning at a point in the north line of West Cherry street distant three hundred seventy-five (375) feet, south eighty-one degrees fifty minutes (81 degrees 50 minutes) west from the intersection of the west line of Main street with the north line of Cherry street; thence along the east line of lands now or formerly of John Tonkin, north eight degrees ten minutes (8 degrees 10 minutes) west one hundred eighty-seven and two-tenths (187.2) feet to the north line of lands now or formerly of Alice V. North, a/k/a A. Victoria North; thence along said north line south eighty two degrees fifty minutes (82 degrees 50 minutes) west fifty (50) feet to a corner; thence south eight degrees ten minutes (8 degrees 10 minutes) east one hundred eighty-seven and thirty-five hundredths (187.35) feet to the north line of Cherry street; thence along the north line of Cherry street north eighty-One degrees fifty minutes (81 degrees 50 minutes) east fifty (50) feet to the place of beginning. Containing nine thousand three hundred and sixty-four (9,364) square feet of land as surveyed by N.F. Walker, September 29, 1919.

LOT no. 2: Bounded on the north by lands now or formerly of Arthur L. Jackson and Violet Jackson and lands now or formerly of Carroll F. Coons and Doris W. Coons; on the east by lands now or for-

BRADFORD COUNTY LAW JOURNAL

merly of Constance E. Hvizdzak, W. Edward North and C. Thomas North; on the south by Cherry street; and on the west by lands now or formerly of Athens Realty and Investment Company.

TITLE TO SAID PREMISES IS VESTED IN Anthony Peterson, Sr. And Michelle Peterson, His Wife By Deed From Constance E. Hvizdzak And Paul A. Hvizdzak, Her Husband, By His Agent, Constance E. Hvizdzak, W. Edward North By His Agent Constance E. Hvizdzak And Sandra E. North, His Wife, By Her Agent, Constance E. Hvizdzak, And C. Thomas North, Widower, By His Agent, Constance E. Hvizdzak Dated 8/14/2002 Recorded 8/21/2002 In Deed Instrument# 200210683.

Tax Parcel: 07-020.17-061-000-000.

Premises Being: 110 West Cherry Street, Athens, PA 18810-1401.

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 LSF9 MASTER PARTICIPATION vs. ANTHONY PETERSON & MICHELLE PETERSON.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Nov. 4, 2015

Nov. 3, 10, 17

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, November 25, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

4490 Milan Road, Milan, PA 18831.
39-046.00-145-000-000.

ALL those two (2) certain lots, pieces or parcels of land, lying and being situate in the Township of Smithfield, Bradford County, and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at a point in the center line of State Highway No. 08054, said point being the northerly corner of the Lot about to be described; running thence South 32° 31' East a distance of 317.25 feet to a pin; running thence South 56° 30' West a distance of 139.76 feet to a point for a corner; running thence North 32° 31' West a distance of 311.14 feet to a point in the center of State Highway No. 08054 for a corner; running thence along said center line North 54° East a distance of 140 feet to the point and place of BEGINNING.

BEING a parcel of land containing 1.0 acres, and being Lot No. 1 in accordance with a survey of George K. Jones and Associates, Surveyors, dated November 24, 1987, and being Survey No. 8099-B.

LOT NO. 2: BEGINNING at a point in the center line of State Highway No. 08054, said point being lands now or formerly of Edward G. Shaw and Naomi Shaw with the lands now or formerly of Larry Cole, and lands now or formerly of Robert Thurston; running thence through a pin South 26° 45' 15" East a distance of 266.72 feet to a pin for a corner; running thence along a row of trees, North 47° 29' 52" East a distance of 327.86 feet to a point for a corner; running thence through a found pin and along the remains of a meandering fence, South 22° 03' 39" East a distance of 1,085.4 feet to a found pin for a corner; running thence South 56° 19' 45" West a distance of 350 feet to a pin for a corner; running thence along a blazed and painted line North 58° 09' 51" West a distance of 1,030.95 feet to a point for a corner; running thence North 56° 30' East 139.76

BRADFORD COUNTY LAW JOURNAL

feet to a pin for a corner; running thence North 32° 31' West 317.25 feet through a pin to a point in the center line of State Highway No. 08054 for a corner; running thence along said center line North 54 degrees East 558.31 feet to the point and place of BEGINNING.

BEING a parcel of land containing 19 acres more or less, and being Lot 2 in accordance with a survey by George K. Jones and Associates, Surveyors, dated November 24, 1987 and being Survey No. 8099-B.

The above described properties having been subdivided was approved by the Bradford County Planning Commission on February 22, 1988 to File No. 88-019, and said map #2926, dated February 22, 1998 and recorded in Bradford County Record Book 77, Page 975 on February 22, 1988, and is located in Drawer 18, Map 36.

EXCEPTING AND RESERVING all of the oil, gas and other minerals in and under and that may be produced from the within described lands; a mineral deed from Elizabeth A. Smith to Theodore R. Smith, Jr. conveying same reflects this exclusion.

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. ELIZABETH SMITH.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Nov. 4, 2015

Nov. 3, 10, 17

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, November 25, 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 Monroe, County of Bradford and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south side of Legislative Route No. 08019, said beginning point being located in the northeast corner of lands herein conveyed; thence along the line of lands of Richard Cook and Sally J. Cook, his wife, the following courses and distances: south thirteen (13) degrees thirty (30) minutes west one hundred fifty (150) feet to a set pin; thence north seventy-six (76) degrees thirty (30) minutes west Two hundred ninety and forty hundredths (290.40) feet to a set pin; thence north thirteen (13) degrees thirty (30) minutes east One hundred fifty (150) feet to a set pin located in the south line of said Legislative Route No. 08019; thence along the south line of Legislative Route No. 08019 south seventy-six (76) degrees thirty (30) minutes east Two hundred ninety and forty hundredths (290.4) feet to the place of beginning and containing one (1) acre of land.

TAX PARCEL # 25-099.00-049-000-000.

BEING KNOWN AS: RR4 Box 156, 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 M & T BANK vs. MARY BLOK-ZYL & ROY BLOKZYL.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Nov. 4, 2015

Nov. 3, 10, 17

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, November 25, 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 Township of Litchfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of S.R. 1056 (Cottons Hollow Road) where the lands of Thomas C. Johnson and Patricia A. Fiorillo comes together with the property described in this deed; thence follow the center line of said road North 77 degrees 55 minutes 00 second West 146.15 feet to another point in the center line of S.R. 1056 for a corner; thence leave the center line of said road and to North 10 degrees 58 minutes 56 seconds East 59.41 feet through a pin set near the northern edge of S.R. 1056 and on to a second pin for a corner; thence North 70 degrees 35 minutes 11 seconds East 372.37 feet to a pin for a corner; thence South 75 degrees 14 minutes 47 seconds East 141.15 feet to a pin for a corner; thence South 04 degrees 01 minute 16 seconds West 220.25 feet through a pin set near the northern edge of S.R. 1056 and on to a point in the center line of said road for a corner; thence follow the center line of S.R. 1056 the following five (5) courses and distances: South 88 degrees 35 minutes 38 seconds West 9.37 feet to a point; thence South 88 degrees 39 minutes 31 seconds West 14.44 feet to a point; thence North 87 degrees 00 minute 20 seconds West 90.12 feet to a point; thence North 82 degrees 07 minutes 55 seconds West 78.92 feet to a point; thence North 79 degrees 19 minutes 43 seconds West 151.29 feet to another point in the center line of S.R.

1056, which is the point and place of beginning.

CONTAINING 1.984 acres.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Coolbaugh, by Deed from David M. DeCristo and Amy L. DeCristo, his wife, dated 02/12/2009, recorded 02/13/2009 in Instrument Number 200902616.

Tax Parcel: 23-021.00-027-001.

Premises Being: R.R. 2, Box 451, a/k/a 2323 Cotton Hollow Road, Athens, PA 18810-7775.

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 SELENE FINANCE vs. ROBERT COOLBAUGH.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Nov. 4, 2015

Nov. 3, 10, 17

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, November 25, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

Assessment No. 55-046.00-134-001.

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

BEGINNING at a point, said point being in the mid-point of the right of way of State

Highway No. 08054, said point being 569 feet westerly from the northeast corner of lands of Eunice M. Kennedy, now or formerly, said point being the northwest corner of lands herein described; thence South 17° 15' West 139 feet along lands of Eugene Driscoll, now or formerly, to a point marked by an iron pin; thence continuing along lands of said Driscoll, now or formerly, South 34° 45' East 125 feet to a point marked by an iron pin; thence South 45° 45' East 120 feet to the mid-point of a creek running through lands of Eunice M. Kennedy, now or formerly, being the southeast corner of lands herein described; thence in a northerly direction along said mid-point of the creek 262 feet to a point for a corner in the center of said highway; thence North 77° 45' West 62 feet along the mid-point of said state highway to the point and place of beginning.

Said description is based in part on a survey made by George K. Jones, dated April 1965 and bearing Map No. 5470, being a survey of property of Eunice M. Kennedy, Ulster Township, Bradford County, Pennsylvania.

BEING the same premises conveyed to Randy J. Lattimer, married, by deed from Andrew S. Forbes and Brenda L. Forbes, husband and wife, dated August 20, 2010 and recorded on August 24, 2010 to Instrument No. 201020576.

SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deeds forming the chain of title.

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 PSBANK vs. RANDY LATTIMER.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Nov. 4, 2015

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, November 25, 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 Troy Township, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a point in the center line of S.R. 0006 where the lands of Lorraine B. Warner Estate come together with the southeastern corner of the property described in this deed; thence follow the center line of said State Route the following three (3) courses and distances: North 82 degrees 52 minutes 27 seconds West 86.71 feet to a point; thence North 76 degrees 26 minutes 52 seconds West 83.25 feet to a point; thence North 72 degrees 01 minute 14 seconds West 24.12 feet to another point in the center line of S.R. 0006 for a corner; thence leave the center line of said State Route and go North 24 degrees 44 minutes 44 seconds West 47.52 feet to a point; thence North 43 degrees 44 minutes 44 seconds West 44.00 feet to a point; thence North 12 degrees 59 minutes 44 seconds West 120.00 feet to a point in the center line of Township Road T 545 for a corner; thence follow the center line of said Township Road the following two (2) courses and distances: South 72 degrees 44 minutes 44 seconds East 263.83 feet to a point; thence South 73 degrees 18 minutes 37 seconds East 42.00 feet to another point in the center line of Township Road T 545 for a corner; thence leave the center line of said Township Road and go South 10 degrees 09 minutes 56 seconds West 141.48 feet through a found pin set near the southern edge of Township Road T 545 and through a pin set near the northern edge of S.R. 0006

Nov. 3, 10, 17

BRADFORD COUNTY LAW JOURNAL

and on to the point in the center line of said State Route, which is the point and place of beginning.

CONTAINING 0.928 acres.

TITLE TO SAID PREMISES IS VESTED IN Libby M. Jones, as sole owner, by Deed from Eric A. Jones, dated 08/29/2011, recorded 09/21/2011 in Instrument Number 201123238.

Tax Parcel: 53-082.04-013-000-000.

Premises Being: 95 School House Road, Troy, PA 16947-8812.

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. LIBBY JONES.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Nov. 4, 2015

Nov. 3, 10, 17