

BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

April 25, 2016 through April 29, 2016

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Monday, April 25

8:30 am	Formal Arraignments—Com. of PA v.		
Chilson	CR-0000202-16	Maria	CR-0000205-16
Chilson	CR-0000203-16	Moore	CR-0000208-16
Coyne	CR-0000215-16	Roberts	CR-0000207-16
Evans	CR-0000213-16	Shulas	CR-0000201-16
Hammond	CR-0000212-16	Smiley	CR-0000209-16
Johnson	CR-0000206-16	Wood	CR-0000210-16
9:00 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Neilson	CR-0000656-14
		Com. of PA v. Vargson	CR-0000636-14
		Com. of PA v. Williams	CR-0000938-13
9:30 am	Plea Hrng.	Com. of PA v. Hatch	CR-0000854-15
	Resentencing Hrng.	Com. of PA v. Crawford	CR-0000366-15
11:00 am	Sentencing	Com. of PA v. Gallagher	CR-0000211-15
		Com. of PA v. Gallagher	CR-0000588-15
		Com. of PA v. Gallagher	CR-0000689-15
		Com. of PA v. Zuke	CR-0000350-15
11:30 am	Plea Hrng.	Com. of PA v. Stedge	CR-0000076-16
11:45 am		Com. of PA v. Young	CR-0000870-15

Bradford County Law Journal

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

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

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

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Friday, April 29

9:30 am	Adjudicatory Hrng.		JV-0000006-16
10:00 am	Prelim. Cust. Conf.	Sandow v. Donnelly	2015FC0564
10:30 am		Walker v. Brown	2005FC0808
11:00 am		Pierce v. Bussiere	2015FC0490
1:00 pm	Adjudicatory Hrng.		JV-0000007-16
	Adjudicatory Hrng.		JV-0000156-15
1:30 pm	Adjudicatory Hrng.		JV-0000133-15
	Adjudicatory Hrng.		JV-0000146-15
	Adjudicatory Hrng.		JV-0000036-16
	Adjudicatory Hrng.		JV-0000153-15
	Adjudicatory Hrng.		JV-0000154-15

Special Master

Thursday, April 28

6:00 pm	Meeting		2016 MEETING
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Non-Judicial Officer

Friday, April 29

12:00 pm	Rule—Answer/Response Deadline		
		Forrest v. Allen	2013FC0416

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

Braddock, Robert J.

Late of Bradford County
 Executor: Zachary Braddock c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848
 Attorneys: Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Chubbuck, Marcus

Late of Orwell Township (died March 14, 2016)

Executrix: Susan Bird 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

Elliott, Emily S.

Late of Bradford County
 Executor: LeRoy Vernon c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848
 Attorneys: Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Gordon, Shirley A. a/k/a Shirley A. (Fitzpatrick) Gordon

Late of Wells Township (died March 15, 2016)
 Executor: Michael D. Gordon, 814 Byers Road, Gillett, PA 16925
 Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Northrup, Marion E.

Late of Bradford County
 Executrix: Vickie Shedden c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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

Reynolds, Robert B.

Late of Washington, DC

Administratrix: Valeria J. Martin c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

Attorneys: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

SECOND PUBLICATION

Baker, Norma M.

Late of Granville Township (died March 2, 2016)

Executor: Robert R. Baker, 4347 Coryland Road, Gillett, PA 16925

Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Barrett, Frederica A.

Late of North Towanda Township (died March 14, 2016)

Executrix: Joline Heath, 257 2nd Street, Laceyville, PA 18623

Attorneys: Richard D. Sheetz, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Carson, Rachel M.

Late of Springfield Township (died March 11, 2016)

Co-Executors: James W. Carson, 3655 Leona Road, Troy, PA 16947, Kathryn C. Belden, 301 Trout Road, State College, PA 16801 and Jon M. Carson, 304 S. Main Street, Pleasant Gap, PA 16823

Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Forys, Michael F.

Late of LeRaysville Borough (died December 24, 2015)

Administratrix: Lynn Forys, 603 East Street, LeRaysville, PA 18829

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

Welles, Lincoln, Sr.

Late of Wyalusing Township (died March 22, 2016)

The Lincoln Wells, Sr., Irrevocable Grantor Trust dated March 9, 2010

Executrix/Trustee: Deborah L. Stethers, 647 Water St., Wyalusing, PA 18853

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

THIRD PUBLICATION

Henry, David R.

Late of Towanda Borough (died February 12, 2016)

Administrator: James A. Pruyne, Esquire, 14 Park St., Towanda, PA 18848

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

Johnson, Betty H.

Late of 14032 Route 220, Towanda (died January 14, 2016)

Executrix: Judy A. Cole, 81 Berwick Drive, Monroeton, PA 18832

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

Maynard, Frederick A.

Late of Towanda Township (died February 19, 2016)

Executor: Patrick Maynard 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

McGettigan, James E. a/k/a James McGettigan

Late of 4197 Cotton Hollow Road, Athens (died February 19, 2016)

Executrix: Frances Barrett, 220 Windsor Place, Brooklyn, NY 11215

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

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Ziegler, Jean Marie

Late of Burlington Township (died March 22, 2016)
Co-Executors: Lisa May Fedorchak and Eric David Ziegler 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

MORTGAGE FORECLOSURE NOTICE

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW

NO. 2015-MF-0080

PHH MORTGAGE CORPORATION f/k/a CENDANT MORTGAGE CORPORATION
Plaintiff

vs.

ROBERT BENSON, in his capacity as Administrator and Heir of the Estate of PATRICIA A. BENSON a/k/a PATRICIA ANN BENSON
SCOTT PAYNE, in his capacity as Heir of the Estate of PATRICIA A. BENSON a/k/a PATRICIA ANN BENSON
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA A. BENSON a/k/a PATRICIA ANN BENSON, DECEASED
Defendants

NOTICE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,

FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA A. BENSON a/k/a PATRICIA ANN BENSON, DECEASED

You are hereby notified that on December 1, 2015, Plaintiff, PHH MORTGAGE CORPORATION f/k/a CENDANT MORTGAGE CORPORATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BRADFORD County, Pennsylvania, docketed to No. 2015-MF-0080. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 405 ELMIRA STREET, TROY, PA 16947 whereupon your property would be sold by the Sheriff of BRADFORD County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES

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TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
Prothonotary
Bradford County Courthouse
Towanda, PA 18848
Telephone (570) 265-1705
Lawyer Referral Service:
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone (800) 692-7375

Apr. 19

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, April 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

BEGINNING at an iron in the bed of Bridge Street, an old road not in general use by the public, said point being the most northwesterly and westerly corner of this parcel, said point also being a southwesterly and southerly corner of lands now or formerly of John R. Williams; thence along said Williams on the north, passing over the east side of said road, North 71 degrees 33 minutes 10 seconds East passing over an iron on line, a southeasterly corner of said Williams lot and going 4.50 feet, a total distance of 234.30 feet to a point, said point being the most northerly corner of this parcel; thence along lands of Kenneth and Patricia Burling-

ton on the east, downhill, South 25 degrees 11 minutes 39 seconds East 42.92 feet to an iron found; thence along the same on the north, North 67 degrees 44 minutes 18 seconds East 45.47 feet to an iron found; thence along the same on the east, downhill, South 21 degrees 41 minutes 39 seconds East, passing over an iron found off the north side of road 120.45 feet to a spike set in the bed of Main Street near the center line of same, said point being the most southeasterly and easterly corner of this parcel; thence along a portion of Burlington Estate on the south, along the center line and bed of Main Street, along lands of Campbell, now or formerly, on the south, South 74 degrees 00 minute 54 seconds West 213.41 feet to a spike in same, said point being the most southwestly and southerly corner of this parcel; thence along lands of Throne, now or formerly, on the west, North 28 degrees 24 minutes 39 seconds west 31.68 feet to an iron angle point; thence along said Throne on the southwest and a portion of lands of Buckwalter on the southwest, uphill, the following two courses and distances and generally along old Bridge Street, an unpaved and unused road by the general public, North 52 degrees 23 minutes 02 seconds West 99.15 feet to an iron angle point, North 49 degrees 00 minute 53 seconds West 43.23 feet to an iron in the bed of Bridge Street, the point and place of beginning.

CONTAINING 0.8251 acres of land more or less as per Plat of Survey prepared by James Walton, Registered Surveyor #7781E and Douglas Walton, Registered Surveyor #31440E, survey begun October 28, 1987, map completed December 3, 1987, and revised and updated December 24, 1987, being designed as Map No. B-478-1.

The above described description consists of Lot No. 1 and a portion of Lot No. 3 described in the

TITLE TO SAID PREMISES IS VESTED IN Brianna Lane, by Deed from

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Kenneth C. Williams, Jr., single, dated 03/23/2013, recorded 04/01/2013 in Instrument Number 201305556.

Tax Parcel: 44-091.01-020-002.

Premises Being: 117 Fassett Road, Stevensville, PA 18845-7720.

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

Seized and taken into execution at the suit of MATRIX FINANCIAL SERVICES CORP. vs. BRIANNA LANE.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 at 10:00 o’clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

Beginning at a pin in the West line of North East Street, said point being the northeast corner of lot being described and the Southeast corner of Hanas lot, said point being forty seven and five-tenths (47.5 feet) feet southerly from the extension of the dividing line between Lots No. 59 and 60 of the Thomas Plot; thence North 72 degrees 30

minutes West a distance of one hundred and one (101 feet) feet along the said Hanas lot to a pin; thence South 17 degrees 30 minutes West a distance of forty seven and five-tenths (47.5 feet) feet along the land of W. Yusko to a pin; thence South 72 degrees 30 minutes East a distance of one hundred one (101 feet) feet along the land of Ackley to a pin; thence North 17 degrees 30 minutes East a distance of forty seven and five-tenths (47.5 feet) feet along the West line of North East Street to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher S. O’Connell, by Deed from Christopher S. O’Connell and Kristy M. Kline, now Kristy M.K. O’Connell, h/w, dated 11/02/2011, recorded 02/15/2012 in Instrument Number 201204326.

Tax Parcel: 3702021125000000.

Premises Being: 109 North East Street, Sayre, PA 18840-2101.

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. CHRISTOPHER O’CONNELL.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 at 10:00 o’clock in the forenoon the following described property to wit:

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ALL THOSE CERTAIN LOTS, pieces or parcels of land situate and being in the Township of Sheshequin, County of Bradford and Commonwealth of Pennsylvania. bounded and described as follows, to wit:

LOT NO.1: On the North by lands of Enos T. Park, formerly, now or formerly of Laverne Collins, East by lands of Hiram Tompkins, formerly, now or formerly of Walter Tuhro; on the South by lands of Hiram Tompkins, formerly, now or formerly of Kristen Hanson, and on the West by lands of Davild Hugh, formerly, now or formerly of Cotton and Hanlon, Inc. CONTAINING about 40 acres of Land, be the same more or less.

LOT NO. 2: Beginning at a corner with other lands now or formerly of Charles Jenney and lands now or formerly of Walter J. Tuhro, et ux., and lands now or formerly of Laverne Collins; thence easterly to Township Highway No. 693; thence southerly along Township Highway 693 to a point on the said highway where other hands now or formerly of Charles Jenney and lands now or formerly of Walter J. Tuhro and Louise M. Tuhro, his wife, meet; thence northerly along the line between lands now or formerly of Charles Jenney and Water J. Tuhro, et ux., to the place of beginning. Containing about 3 acres of land be the same more or less.

A more accurate description of the aforesaid premises being in accordance with a survey as prepared by Leonard T. Carver, June 30, 1983 and being Map Number 1067.118.

In describing the aforesaid premises, mention is made of Township Highway 693. Although said Township Highway is sometimes referred to as Township Highway 693, the correct road number is Township Road # 732, which is referred to in the survey as prepared by Leonard T. Carver.

BEING KNOWN AS: 2071 COLLINS ROAD a/k/a RR BOX 341B, ATHENS, PA 18810 .

BEING THE SAME PREMISES which William Ty Reynard and Sherry L. Reynard, his wife, Deed dated November 30, 2005 and recorded February 6, 2006 in the Office of the Recording of Deeds, in and for Bradford County, in Record Book Instrument No. 200601500, granted and conveyed unto WILLIAM NUSBAUM and JUNE HALL, as joint tenants with right of survivorship.

PARCEL #38-034-00-029-000-000.

INTEREST AFTER JUDGMENT AT SIX (6%) PERCENT: \$22.63 PER DIEM. ASSESSED VALUE: \$50,350.00.

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

Seized and taken into execution at the suit of WELLS FARGO BANK vs. WILLIAM NUSBAUM.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 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 Township of Ulster, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

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BEGINNING at a point in or near the centerline of Township Road No. 554, which point is the following two (2) courses and distances along the centerline of said road from the Northeasterly corner of lands of Ronald and Jane McLaughlin and the Northwesterly corner of lot about to be described: (1) North 51 degrees 38 minutes 52 seconds East 243 feet to a point in the center of Twp. Road No. 554 and being the Northeasterly corner of lands of Kenneth and Lois Strobe now or formerly; (2) North 51 degrees 38 minutes 52 seconds East 22.18 feet to the point in the center of Twp. Road No. 554 being the point and place of beginning; said point also being the Southwesterly corner of lands of Warren and Arabell Strobe; thence proceeding South 39 degrees 16 minutes 11 seconds East 121.50 feet along other lands of Warren and Arabell Strobe, now or formerly through a set pin situate near the right-of-way of Twp. Road No. 554 to a pin situate one (1) foot Southwesterly from a post in a wooden rail and post fence; thence continuing South 46 degrees 39 minutes 31 seconds East 349.44 feet along lands of Warren and Arabell Strobe, now or formerly, and in part along a wooden rail and post fence to a pin for a corner; thence continuing South 44 degrees 0 minutes 10 seconds West along lands of Ronald and Jane McLaughlin now or formerly, along a hedgerow 245.61 feet to a set pin for a corner; thence continuing North 46 degrees 47 minutes 32 seconds West along lands of Ronald and Jane McLaughlin, now or formerly, and along the hedgerow 505.42 feet through a set pin located along the right-of-way of Twp. Road #554 to a point in the center of Twp. Road No. 554; thence continuing along the centerline of Twp Road No. 554, North 51 degrees 38 minutes 52 seconds East 243 feet to a point located in or near the center of Twp. Road No. 554; thence continuing North 51 degrees 38 minutes 52 seconds East 22.18 feet to the point and place of beginning.

CONTAINING 2.714 acres pursuant to the survey map of Shaylor and Shaylor Associates, dated December 13, 1976 and bearing Survey No. 5776.

PREMISES BEING: RRI Box 230 a/k/a 3540 Covered Bridge Road, Towanda, PA 18848-8132.

PARCEL NO. 55-072.00-141-000-000.

BEING the same premises which Ray Brown and Barbara Brown, his wife, by Deed dated September 27, 2004 and recorded in the Office of Recorder of Deeds of Bradford County on September 29, 2004 at Instrument #200412218 granted and conveyed unto James Woods and Wendy Woods, his 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 BANK OF DEUTSCHE BANK NATIONAL TRUST COMPANY vs. JAMES WOODS & WENDY WOODS. Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL NO: 09-020.23-205.

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

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

BEGINNING at a point in the West line of a proposed Prospect Street at the Northeast corner of land retained by former Grantors; running thence N 81° 5' W, 141.2 feet to an iron pin for a corner in the East line of land now or formerly of Philip Page, et ux. running thence N 8° 25' E along the East line of said Page land, and the East line of land now or formerly of Edward Page, et ux., 150 feet to a point for a corner; running thence S 81° 5' E, 141.2 feet to a point for a corner in the West line of said proposed Prospect Street; and running thence S 8° 25' W, 150 feet along the West line of said street to an iron pin for a corner; the point and place of beginning.

The above description is in accordance with a Plat and Survey made by George K. Jones, County Surveyor, for Donald and Janet Bowen, on July 17, 1953, said survey map bearing his number 1381.

BEING AND INTENDING to convey the same premises conveyed from Marilyn Stackhouse, widow to Keith A. Stackhouse, Trustee under Trust Agreement dated January 11, 1995, by deed dated January 11, 1995 and recorded in the Bradford County Register and Recorder's Office on January 12, 1995 in Deed Book 313 at Page 713.

Said Trust Agreement dated January 11, 1995, is for the benefit of Keith A. Stackhouse, Gary Stackhouse and Raymond B. Stackhouse, equally. This deed is intended to convey Gary Stackhouse his 1/3 interest in said real estate from said Trust. Keith A. Stackhouse and Raymond B. Stackhouse are conveying their 2/3 interest in said premises by virtue of said trust and thus have executed this deed as individuals.

Also being and intending to be the same premises conveyed to Gary S. Stackhouse by deed dated July 13, 2006 and recorded to

Instrument Number 200609021 on July 21, 2006.

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

Seized and taken into execution at the suit of BANK OF CITIZENS & NORTH-ERN BANK vs. GARY STACKHOUSE.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 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 Burlington, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of L.R. 08069, also known Burlington Turnpike, said point being 296 feet southerly along the centerline of said road from the intersection with the centerline of Township Road No. 522, thence the following two (2) courses and distances along the centerline of L.R. 08069: (1) South 30° 46' 02" East 222.80 feet to a point at an angle in said road, and (2) South 33° 11' 25" East 177.29 feet to a point for a corner in said road; thence through lands of Robert C. Goetz, now or

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formerly, the following three (3) courses and distances: (1) South 58° 25' 03" West 400 feet, through a spike near the road to a spike for corner; (2) North 31° 50' 27" West 400 feet to a spike for a corner, and (3) North 58° 25' 03 East 400 feet through a spike near the road, to the center of said road, the place of beginning.

Containing 3.654 acres of land according to Survey No. 1375 made by Shaylor and Associates, April 22, 1975.

Under and Subject to the following restrictive covenants which shall run with the land:

1. No mobile homes, trailers and like structures shall be erected and/or situate on the herein described premises. This restrictive covenant is not intended to prohibit the dead storage of a travel trailer.

Under and Subject to the ultimate width of right of way of any public highways, road or streets, all public utility rights of way, whether or not of record, as well as to any and all easements or rights of ways visible upon the said premises hereby conveyed or affecting the same as a matter of record.

BEING KNOWN AS: RR Box 268 n/k/a 2036 Burlington Turnpike, Towanda, PA 18848.

PROPERTY ID NO.: 12-084.00-093-000-000.

TITLE TO SAID PREMISES IS VESTED IN Frank A. Hughson, unmarried BY DEED FROM Kurt Romanuski and Colleen Romanuski, his wife DATED 12/15/2004 RECORDED 01/27/2005 IN DEED BOOK Inst No.: 200500897.

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

Seized and taken into execution at the suit of BANK OF NEW YORK MELLON vs. FRANK HUGHSON.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL NO.: 30-004.04-006-000-000.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE Township of Ridgebury, Bradford County, Pennsylvania, and bounded and describes as follows:

BEGINNING at a point in the center line of State Highway, commonly known as the Berwick Turnpike, where it intersects with the center line of a proposed street which is unnamed; thence proceeding along the center line of said Berwick Turnpike South 5 degrees 30 minutes East; a distance of One hundred ninety-eight (198) feet to a point; thence through an iron pin North 85 degrees 30 minutes West, a distance of Two hundred sixteen (216) feet to an iron pin which is located on the East line of a street, said street being unnamed; thence North 2 degrees West, a distance of One hundred seventy-five (175) feet to an iron pin located in the center line of the first mentioned street; thence through the center line of the street North 88 degrees East, a distance of Two hundred four and five-tenths (204.5) feet through an iron pin and the place of beginning.

BRADFORD COUNTY LAW JOURNAL

BEING AND INTENDING to describe Lot No. 2 as set forth on a survey prepared by George K. Jones, County Surveyor, bearing No. 3818 dated December 13, 1959.

Fee Simple Title Vested in Kimberly Winters, Married by deed from, Tammy L. Adams n/b/m Tammy L. Beckwith and Edwin B. Beckwith, wife and husband and Tina L. Anthony and Mark G. Anthony, wife and husband, dated 8/16/2012, recorded 8/20/2012, in the Bradford County Recorder of deeds in Deed Instrument No. 201223258.

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 US BANK NATIONAL ASSOCIATION vs. KIMBERLY WINTERS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Monroe Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of State Highway Route No. 220, situate at the southeast corner of the herein described

lot; thence North through a set pin $72^{\circ} 30' 27''$ West 262.57 feet to a point at the southwest corner of the herein described lot; thence North $13^{\circ} 16' 56''$ West 253.1 feet to a point at the northwest corner of the herein described lot; thence South $88^{\circ} 06' 11''$ East through a set pin 322.44 feet through a second set pin to a point situate in the center line of State Highway Route No. 220 and the northeast corner of the herein described lot; thence South along the center line of State Highway Route NO. 220, $2^{\circ} 29' 29''$ West 314.87 feet to the point and place of beginning.

CONTAINING 1.82 acres of land, more or less, according to a survey prepared by Charles W. Woodard of George K. Jones and Associates, Registered Surveyors, on December 1985, and identified as Map10564-A.

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.

PREMISES BEING: 4 RR Box 86 RT 220 a/k/a 11631 Route 220, Towanda, PA 18848-8132.

PARCEL NO. 25-099.00-113-000-00.

BEING the same premises which Robert W. Martin, unmarried, by Deed dated March 14, 2002 and recorded in the Office of Recorder of Deeds of Bradford County on March 21, 2002 at Instrument #200203646 granted and conveyed unto Harold D. Cory and Marie J. Cory, his wife. Harold D. Cory has since departed this life on 07/22/2011.

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.

BRADFORD COUNTY LAW JOURNAL

Seized and taken into execution at the suit of DEUTSCHE BANK NATIONAL TRUST vs. MARIE J. CORY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

ON the north by the concrete highway, running east and west through the Village of East Smithfield, known as Main Street; on the east by lands now or formerly of Harriet W. Child and Mattie David, now deceased, both of East Smithfield, Bradford County, State of Pennsylvania, the boundary line being fixed by mutual agreement, as the center of the joint driveway between the two lots, and more fully described in Deed No. 278, and recorded in Book No. 380, page 212, the 9th day of April, 1932, being the same premises conveyed by Rufus W. Child to the above-mentioned persons the 15th of November, 1930; on the south and west by lands of E. E. Coeyman and Ida P. Coeyman, formerly, now Charles Savage et ux., said lands containing about 1/3 of an acre, more or less.

Title to said premises is vested in Margaret M. Sheridan by deed from Glenn L.

Dunbar and Marianne F. Dunbar, His Wife dated August 19, 1988 and recorded August 23, 1988 in Deed Book 93, Page 1.

The said Margaret M. Sheridan died on December 6, 2013 thereby vesting title in Patricia M. Sheridan, Administratrix of the Estate of Margaret M. Sheridan, Deceased Mortgagor and Real Owner by operation of law.

Being known as: 484 MAIN STREET a/k/a P.O. BOX 4, EAST SMITHFIELD, PENNSYLVANIA 18817.

PARCEL ID: 390540404500000.

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 ONE WEST BANK vs. PATRICIA SHERIDAN, ADMIN. OF ESTATE OF MARGARET SHERIDAN.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 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, with an address of 97 Miller Lane, Gillett, PA 16925, Parcel No. 40-003.02-016, bounded and described as follows:

BRADFORD COUNTY LAW JOURNAL

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 of 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 and LISA TERIBURY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

PARCEL NO. 06-020.11-008.

LOT NO. 1: BEGINNING in the North line of Center Street at the Southeast corner of land now or formerly of James and Catherine Flanagan; running thence northerly along the East line of land of said Flanagan, one hundred and ten (110) feet to a corner; running thence easterly on a line parallel with the North line of Center Street; running thence westerly along the North line of Center Street, three (3) feet to the place of beginning. BEING a strip of land three (3) feet in width off the westerly side of Lot No. 205 of the 'Herrick Plot', according to a plot and survey made by Orson Rickey for the late Hon. Edward Herrick.

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LOT NO. 2: BEING Lot No. 206 of the 'Herrick Plot', above mentioned, as described in a deed recorded in Deed Book 338 at Page 200, to which reference is made for a better description.

PARCEL NO. 06-020.11-009.

BEGINNING at an iron pin from the north line of Center Street, said iron pin being the southeast corner of the lands herein described, said iron pin and beginning point also being the southwest corner of lands now or formerly of Gerald Wells and Mary Wells; thence from said beginning point along the north line of Center Street south 80 degrees 15 minutes West 77.15 feet to an iron pin, said iron pin being located in the southeast corner of lands of Gerald Wilson and Eloise Wilson, now or formerly; thence along the East line of lands of said Wilson, now or formerly, North 9 degrees 45 minutes West 110 feet to an iron pin located in the south line of lands now or formerly of Theodore Bell and Marjorie Bell; thence along the south line of lands now or formerly of said Bell North 80 degrees 15 minutes East 77.15 feet to an iron pin in the west line of lands of Gerald and Mary Wells, now or formerly; thence along the said west line of said Wells now or formerly, South 9 degrees 45 minutes East 110 feet to an iron pin and the place of beginning. CONTAINING 8,486.5 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Gerald W. Wilson, II and Robin S. Wilson, his wife, by Deed from Gerald W. Wilson, II and Robin S. Wilson, his wife, dated 02/22/2006, recorded 02/22/2006 in Instrument Number 200602045.

Tax Parcel: 06/020.11/008.

Tax Parcel: 06/020.11/009.

Premises Being: 224 Central Avenue a/k/a 224 Center Street, Athens, PA 18810-1106.

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

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

Seized and taken into execution at the suit of BANK OF AMERICA vs. GERALD WILSON and ROBIN WILSON.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 6, 2016

Apr. 5, 12, 19

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, April 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THOSE CERTAIN lots, pieces or parcels of land situate, lying and being in the Township of Standing Stone, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at the northwest corner of a lot which Ellen Pitcher and her husband formerly occupied; thence along the road, North 34 degrees West 2 perches and 19 links to a stake halfway from the aforesaid corner to the ditch leading from the road to the culvert under the railroad; thence South 43 1/2 degrees West 9 perches to the berm bank of the old canal (now railroad); thence 2 1/2 perches South 56 degrees East to the line of the lot on which the said Pitchers lived; thence along said line North 45 degrees East to the place of beginning. CONTAINING 25 perches of land, more or less, and being intended as one-half the land between the road and berm bank of the old canal (now railroad).

BRADFORD COUNTY LAW JOURNAL

LOT NO. 2: BEGINNING at the north-west corner of a lot of land conveyed by deed bearing date October 30, 1861, from Henry Westbrook on the main stage road from Towanda to Tunkhannock; thence South 47 degrees West along line of lands formerly of Asa Stephens, 11 perches to the old canal (now railroad); thence South 60 degrees East along railroad 8 perches to a corner; thence North 47 degrees East 9.7 perches to the stage road; thence North 63 degrees East 8 perches along said road to place of beginning. CONTAINING 85 perches of land, more or less.

EXCEPTING AND RESERVING, all that certain lot, piece or parcel of land conveyed by Lee Olen Weiskop and Flora May Weiskop, his wife, to Frank A. Browning, Sr. and Susan E. Browning, his wife, by deed dated July 7, 1966, bounded and described as follows: BEGINNING in the center of State Highway #8023, being at the Northeast corner of lands of Mildred J. Donovan and being the Northwest corner of the lands about to be described; thence along the center of said highway, South 49 degrees East 85.9 feet to a point in the center of said highway; thence across an iron stake at the South edge of said highway, South 48 degrees West 168.4 feet to an iron pipe on the North line of lands of the Lehigh Valley Railroad Company; thence along the North line of said railroad company, North 55 degrees 23 minutes West 96 feet to an iron pipe; thence along the East line of lands of Mildred J. Donovan, North 51 degrees East 181.5 feet across an iron pipe at the South edge aforementioned State Highway to the center of the same, being the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1862 RIVER ROAD (f/k/a RR 2 BOX 39), WYSOCK, PA 18854.

BEING THE SAME PREMISES WHICH Annette M. Johnson, by deed dated January 31, 2007 and recorded February 1, 2007 to Bradford County Instrument No. 200701247, granted and conveyed unto Carl J. Jones.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

TAX PARCEL: 43-088.02-015.

ASSESSED VALUE: \$11,600.

COMMON LEVEL RATIO: 3.13.

SEIZED IN EXECUTION AS THE PROPERTY OF CARL A. JONES UNDER BRADFORD COUNTY JUDGMENT NO. 2015-MF.-0075.

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 U.S. BANK NATIONAL ASSOCIATION vs. CARL JONES.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 6, 2016

Apr. 5, 12, 19