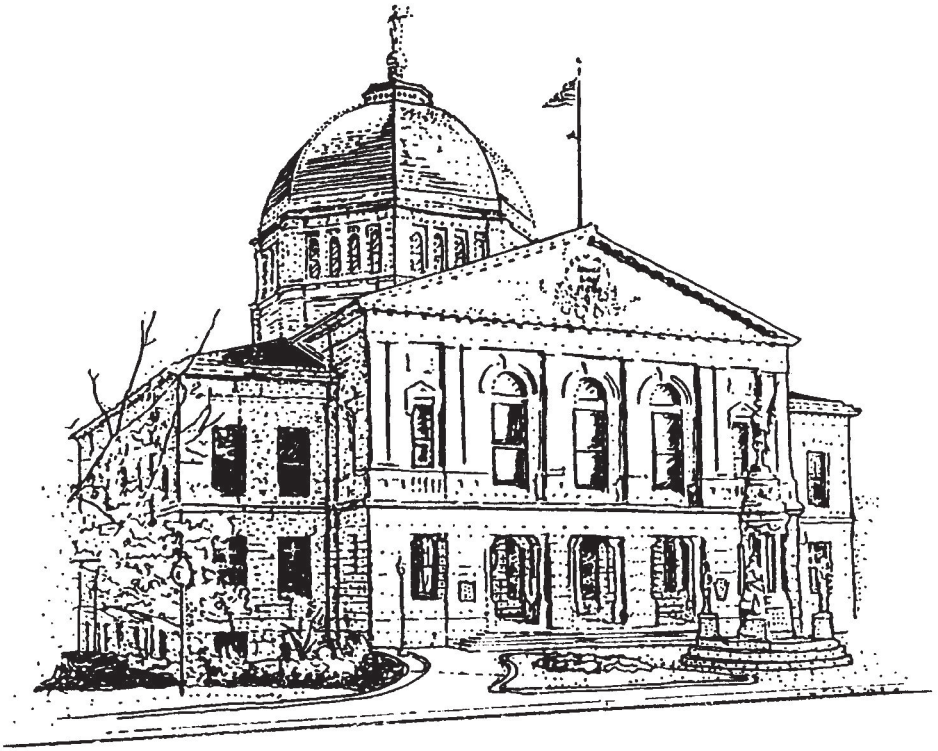


Bradford County Law Journal

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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

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

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

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

Subscription \$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

Bernat, Nicklas C. a/k/a Nicklas Charles Bernat

Late of Springfield Township (died November 30, 2012)
Administratrix: Diana L. Kisner, 1747 Old Kennedy Road, Troy, PA 16947
Attorneys: Evan S. Williams, Jr., Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Borchardt, Richard R.

Late of North Towanda Township (died April 26, 2013)
Executor: Citizens & Northern Bank, 428 Main Street, Towanda, PA 18848
Attorney: Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

Cook, Lois J.

Late of Sayre Borough (died April 4, 2013)
Executrix: Carolyn Cook, 606 W. Lockhart Street, Sayre, PA 18840
Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Masteller, Violet Mae

Late of Bradford County
Executor: Jody Fiske 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

SECOND PUBLICATION

Greeney, William J.

Late of 523 Stevenson Street, Sayre (died April 9, 2013)
Executor: Alan J. Hoyt, 467 N. Keystone Avenue, Sayre, PA 18840
Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Kerekes, John

Late of West Burlington Township (died May 2, 2013)
Executor: Bruce Kerekes, 733 58th Avenue NE, St. Petersburg, FL 33703
Attorneys: William F. Dunstone, Esquire, Oliver, Price & Rhodes, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411

Mensch, Roxanne

Late of Athens Borough (died February 26, 2013)
Administrator: Parvin Mensch, 137 Rt. 17C, Waverly, NY 14892
Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Mickey, Betty J.

Late of Canton Township (died December 30, 2012)
Administrator: Keith B. Mickey, 340 Pratts Mill Road, Canton, PA 17724
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 120 Troy Street, Canton, PA 17724

Rieck, Virginia L.

Late of Asylum Township (died May 1, 2013)
Executrix: Janice L. Dinelli c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848
Attorneys: Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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Smith, John F.

Late of 304 West Cooper Street, Athens (died March 29, 2013)
Administrator: Francis Smith, 713 N. Wilbur Avenue, Sayre, PA 18840
Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Spyridakis, Catherine Ann

Late of Athens Township (died April 3, 2013)
Administratrix: Mary Spyridakis c/o Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840
Attorney: Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

Wood, Loretta A.

Late of Canton (died February 14, 2013)
Executor: Alfred J. Wood c/o Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701
Attorneys: Tammy A. Weber, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701

THIRD PUBLICATION

Bennett, S. John a/k/a Seymour Bennett

Late of Canton Township (died April 7, 2013)
Administratrix: Eloise J. Bennett, 303 Grover Road, Canton, PA 17724
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 120 Troy Street, Canton, PA 17724

Hebden, Philip H. a/k/a Philip Hebden

Late of Canton Borough (died March 23, 2013)
Administratrix: Kathleen C. Moeller, 1116 Harrogate Way, Ambler, PA 19002
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 120 Troy Street, Canton, PA 17724

Reuter, Elizabeth Z.

Late of Wysox Township (died March 2, 2013)

Executors: Donald G. Reuter and PNC Bank, Attn.: Daniel G. Marakowski, VP, 1600 Market St., 6th Fl., Philadelphia, PA 19103

Attorneys: James A. Pruyne, Esquire, Duvall Reuter & Pruyne, 14 Park St., Towanda, PA 18848

Steele, Harry M.

Late of Wyalusing Township (died April 23, 2013)

Executor: Larry Franklin c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Sturdevant, Phyllis

Late of New Albany Borough
Executrix: Carolyn Sturdevant c/o Shannon Pringle, Esquire, Pringle Law Firm, 518 Main Street, Towanda, PA 18848
Attorneys: Shannon Pringle, Esquire, Pringle Law Firm, 518 Main Street, Towanda, PA 18848

Watkins, Donald E.

Late of Bradford County
Administratrix: Lauren Vargeson 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

Wood, Colonel E.

Late of Canton Township (died April 5, 2013)
Executrix: Marjorie E. Wood, 390 Buchanan Road, Canton, PA 17724
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 120 Troy Street, Canton, PA 17724

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA

NO. 12QT000488

BRADFORD COUNTY LAW JOURNAL

INGRID LEUNIS FOWLES
vs.
STEVENS A. VanGORDER a/k/a
S.A. VanGORDER, RICHARD
L. VANDERPOOL, DEWITT
VANDERPOOL, A.L. CRANMER,
MARY VanGORDER, ALICE
DAVIES, MARGUERITE
DAVIES, JOHN H. VanGORDER,
SR., VALERIA VanGORDER,
JOHN H. VanGORDER, JR.,
VALERIA CORLISS, STEVENS
A. VanGORDER, II, POLLY
VANDERPOOL, MICHAEL
VANDERPOOL, DAVID
VANDERPOOL, LUCY JOHNSON
VANDERPOOL, MARY CRANMER,
BERNARD A. CRANMER
AND ALBERT CRANMER,
THEIR HEIRS, EXECUTORS,
ADMINISTRATORS, DEVISEES
AND ASSIGNS AND ANY AND
ALL PERSONS CLAIMING ANY
RIGHT, TITLE OR INTEREST IN
SUBJECT PREMISES SITUATE IN
THE TOWNSHIP OF MONROE,
COUNTY OF BRADFORD,
COMMONWEALTH OF PA,
BY AND FROM AND
THROUGH THEM

NOTICE

TO THE ABOVE-NAMED DEFEN-
DANTS, their heirs, executors, admin-
istrators, devisees and assigns, and any
and all persons claiming any right, title
and interest in and to the subject prem-
ises situate in the Township of Monroe,
County of Bradford and Commonwealth
of Pennsylvania, herein described:

You, and each of you, are hereby notified
that Ingrid Leunis Fowles has filed a Com-
plaint in an Action to Quiet Title against you
in the Court of Common Pleas of Bradford
County, to No. 12QT000488, Civil Action,

setting forth that they are the owners as set
forth in said Complaint, of the following
described lands:

Beginning at a corner in the center of the
public road leading from Hales to Monroeton
on the East side of the Towanda Creek where
that road intersects what has sometimes been
called the "Coolbaugh" road leading towards
Liberty Corners, and on the line of land of
Jennie VanGorder; thence along the center
of the first mentioned road and said Jennie
VanGorder land North 60° 16' East 27.59
rods to land of the William T. Corder estate;
thence along the Corder land, North 27°
28' West 68.51 rods to a corner; thence along
the same South 42° 42' West 12.9 rods to a
corner; thence along the same north 38° 8'
West 67.6 rods to a low water mark of the
East bank of the Towanda Creek; thence up
the East Bank of said Creek at low water
mark, South 62° West 16.12 rods to a corner;
thence along the same South 33° 3' West
10.74 rods to a corner; thence up the said
Creek, South 14° 36' West 116.44 rods to a
corner; thence by the same, South 16° 53'
East 17.97 rods to a corner on the northerly
side of a ravine and the northerly line of land
of the Henry Northrup estate; thence along
the northerly side of said ravine and said
Northrup land North 87° 45' East 7.5 rods
to the southeast corner of a lot containing a
grave or graves; thence along the same South
86° 15' East 12 rods to a corner; thence South
12 1/2° West along the same 3.8 rods to a
corner on the south side of a brook; thence
along the same and up the South side of said
brook South 86 1/4° East 2 rods to a corner;
thence North 12 1/4° East 3.8 rods to a
corner on the northerly side of said ravine;
thence along said ravine and said Northrup
land, North 86 1/4° East 3.7 rods to a corner;
thence along the same, South 73 3/4° East
8.2 rods to a corner; on the East side of the
road leading from Hales to Monroeton first
above mentioned; thence along said ravine
and Northrup land, south 71 3/4° East 19.9

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rods to a corner; thence South 87 1/2° East along the same 7.4 rods to a corner; thence along the same, North 73 1/2° East 5.6 rods to a corner; thence along the same South 63 1/4° East 5.3 rods to a corner to where is now or was formerly a small hickory; thence along the same, South 43 1/2° West crossing to the south side of said brook 8.6 rods to a corner; thence along the same and up the south side of said brook, South 37 1/2° East 4.1 rods to a corner; thence along the same, south 38 3/4° East 4.1 rods to a corner; thence along said Northrup land, South 51 1/2° West 61.3 rods to a corner; thence along the same, South 62° 35' East 2.26 rods to a corner; thence along lands now or formerly of C. Northrup, S. Vanderpool Estate and A. Lee, South 19° 7' West 46.51 rods to a corner on line of land of John L. Rockwell; thence along said Rockwell land, South 75° 29' East 68.23 rods to the center of the above mentioned "Coolbaugh" road and to line of land of Jennie VanGorder; thence along said road and said land, North 11° 12' East 69.14 rods to an angle in said road; thence along the same, North 10° 18' East 20.14 rods to an angle in same; thence along the same, North 10° 38' East 58.72 rods to the place of beginning. Containing 117.15 acres be the same more or less.

There is excepted and reserved from the above described land the lot on the North-erly side of the ravine upon or in which there is a grave or graves and referred to as the "Grave Lot".

The Court has ordered that service of said Complaint be made upon you by publication, and you are hereby notified that you are required to plead to the said Complaint within thirty days (30) from the date of final publication and file an answer showing what title, if any, you have to the above-described premises. If you fail to plead to the Complaint, judgment will be entered against you, and the Plaintiff will be declared the owner in fee simple of the premises.

FURTHER, you are hereby notified that you have been sued in Court. If you wish to

defend against the claims set forth in the said Complaint, you must take action within thirty (30) days from the date of service or final advertisement of the herein Notice by entering written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court, without further notice, for any money claimed in the Complaint or for any other claim or 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Prothonotary's Office
Bradford County Courthouse
Towanda PA 18848
(570) 265-1705

MARK W. SMITH, ESQUIRE
ID #37447

NIEMIEC, SMITH & PELLINGER
Attorneys for Plaintiff
427 Main Street
Towanda, PA 18848

May 28; June 4

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF
COMMON PLEAS, BRADFORD
COUNTY, PENNSYLVANIA

NO. 11 FC 000306

LANETTE L. GILLESPIE,
Plaintiff

v.

BRADFORD COUNTY LAW JOURNAL

THOMAS M. GILLESPIE,
Defendant

NOTICE

TO: Thomas M. Gillespie

A Complaint in Divorce has been filed against you in the Court of Common Pleas of Bradford County, Pennsylvania seeking a divorce under Section 3301(c) of the Pennsylvania Divorce Code and asking the Court to enter a Decree in Divorce and an Order directing the equitable distribution of property. By Order dated May 13, 2013, the Court has authorized service upon you by publication.

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 PAPER 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 TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Prothonotary's Office
Bradford County Courthouse
Main Street
Towanda, PA 18848
(570) 265-1705

May 21, 28; June 4

ARTICLES OF AMENDMENT

NOTICE IS HEREBY GIVEN that the Wysox Township Municipal Authority is intending to file with the Secretary of the Commonwealth an amendment to the Articles of Incorporation in order to extend the term of existence of the Wysox Township Municipal Authority for 50 years. Said Wysox Township Municipal Authority, having a business address of 724 Main Street, Towanda, Pennsylvania 18848, hereby proposes to amend the Articles of Incorporation pursuant to 53 Pa. C.S.A. §5601 et seq., known as the Municipal Authorities Act and more specifically 53 Pa. C.S.A. §5605. The proposed amendment shall extend the term of existence of the Wysox Township Municipal Authority for an additional 50 years from the date of approval of the Articles of Amendment. Further, these Articles of Amendment shall be filed with the Secretary of the Commonwealth on June 11, 2013 for proposed approval.

June 4

MISCELLANEOUS LEGAL NOTICE

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

NO. 2013JG0591

ROBERT W. MARTIN,
Plaintiff

vs.

JASON FAUST,
Defendant

NOTICE TO: JASON FAUST

You, JASON FAUST, have been named as a Defendant in the above captioned action, wherein a Complaint for Confession of Judgment was filed on May 15, 2013, seek-

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ing money damages and possession, and a Judgment in the amount of \$32,219.68, plus interest and costs was entered in the Office of the Bradford County Prothonotary on May 15, 2013. Complete copies of these documents can be obtained at the Office of the Prothonotary, Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania, and docketed to #2013JG0591.

You should take this notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Prothonotary's Office
Bradford County Courthouse
301 Main Street
Towanda, Pennsylvania 18848
(570) 265-1705

RAY DePAOLA, ESQUIRE
GRIFFIN, DAWSEY, DePAOLA
& JONES

Attorneys for Plaintiff
101 Main Street
Towanda, PA 18848
Telephone: (570) 265-2175

June 4

REGISTER'S NOTICE

0812-0204 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF BRYAN H. GREENE, Administrator of the Estate of Anne Greene, late of West Burlington Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 18th day of June, 2013.
Shirley Rockefeller
Register of Wills

June 4, 11

SHERIFF'S SALE

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

ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, June 26, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

All that certain lot of land in Ridgebury Township, Bradford County, Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of Township Road T-700, said point being in line of lands now or formerly of Joseph A. and Katie M. Wisniewski; thence leaving said roadway, and along said lands of Wisniewski, lands now or formerly of Wayne K. and Cora G. Norton, and lands now or formerly of Patricia Timm North 86 degrees 37 minutes 26 seconds West 652.87 feet through a found iron pin on line to a pin at the common intersection of the herein described premises with said lands of Timm and Lot 1 of the Floyd Bennett and Dale P. Bennett Subdivision; thence along Lot 1 the following three courses and distances: (1) North 03 degrees 22 minutes 34 seconds East 250.00 feet to a pin for a corner; (2) South 86 degrees 37 minutes 26 seconds East 325.73 feet to a pin, and (3) South 61 degrees 38 minutes 39 seconds East 362.57 feet through a pin on line to a point in the center of the aforementioned Township Road T-700; thence along the center line of said road South 04 degrees 15 minutes 30 seconds West 96.90 feet to the point of beginning.

Containing 3.1764 acres of land, according to Survey Job No. 200308 of Bruce Benish, P.L.S., dated October 10, 2003, approved by the Bradford County Planning Commission on December 19, 2003 as subdivision no. 2003-142 and recorded December 22, 2003 in the Office of the Recorder of Deeds of Bradford County as Map No. 93 in drawer 43, map 69 64.

Under and subject to a 50 foot right of way as described in Bradford County Record Book 493 at page 325.

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TITLE TO SAID PREMISES VESTED IN Brandon L. Robinson and Holly A. Watkins, together as joint tenants with the right of survivorship and not as tenants in common, by Deed from Floyd Bennett, married and Dale P. Bennett, married and Beth Bennett and Lois Bennett, their respective spouses; dated 05/24/2006, recorded 05/26/2006 in Instrument Number 200606278.

Premises being: RR2 BOX 455 a/k/a 72 PARRISH LANE, SAYRE, PA 18840-9275.

Tax Parcel No. 30-031.00-086-003.

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. BRANDON ROBINSON & HOLLY WATKINS. Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 5, 2013

June 4, 11, 18

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, June 26, 2013 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 Township of Franklin, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point for a corner in or near the center of State Highway Route No. 414, said point marking the Northeast corner of the within described parcel of land, the Southeast corner of other lands of Grantor herein, now or formerly, and being in the West line of lands of Edward Long, now or formerly; proceeding thence through a pin situate on the Southerly edge of said State Highway and thence along the West line of said Long, now or formerly, South 21 degrees 27 minutes 58 seconds East 310 feet through a pin situate on the North bank of Towanda Creek to a point in the bed of said creek for a corner marking the Southeast corner of the within described parcel of land, proceeding thence along the bed of said creek in an upstream direction and along the North line of Bucktail Hunting Club South 68 degrees 15 minutes 38 seconds West 650 feet to a point for a corner in the bed of said creek marking the Southwest corner of the within described parcel of land and the Southeast corner of other lands of Grantor herein, now or formerly, proceeding thence through another pin situate on the North bank of said creek and thence along the East line of other land of Grantor herein, now or formerly, North 21 degrees 10 minutes 20 seconds West 362.32 feet through a pin situate on the Southerly edge of State Highway Route No. 414 to a point in or near the center thereof for a corner marking the Northwest corner of the within described parcel of land and an interior angle of other lands of Grantor herein, now or formerly, proceeding thence along the course of said State Highway, in or near the center thereof, North 72 degrees 52 minutes 33 seconds East 650 feet to a point in or near the center thereof for a corner, the place of beginning.

Containing 5.01 acres of land, more or less, as per plat of survey no. S-6393-A-1 by George K. Jones and Associated dated June 1987. Said survey was approved as a subdivision by the Bradford County Planning

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Commission on July 9, 1987 and recorded with the Recorder of Deeds of Bradford County, Pennsylvania, on July 17, 1987 to Map No. 2730.

TITLE TO SAID PREMISES VESTED IN Wayde A. Burgess and Lamella G. Burgess, his wife, by Deed from Jean Rosen, widow, dated 07/25/2006, recorded 07/28/2006, in Deed Mortgage Inst# 200609444.

Premises being: RR1 BOX 2478, MONROETON, PA 18832.

Tax Parcel No. 18-098.00-080-000-000.

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 EVERHOME MORTGAGE CO. vs. WAYDE BURGESS & LAMELLA BURGESS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 5, 2013

June 4, 11, 18

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, June 26, 2013 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, Bradford County, Pennsylvania, bounded and described as follows:

Beginning at a corner of a lot on the west side of Fifth Street, sold by J.F. Means and

wife, now or formerly, to the Second National Bank of Wilkes-Barre; thence westerly along the line of said Bank lot, now or formerly, about 140 feet to an alley; thence southerly along the east line of said alley 50 feet to a corner; thence easterly on a parallel line with the line first described to Fifth Street corner; thence northerly along the west line of Fifth Street to the place of beginning.

Parcel No. 48-086-03-141.

BEING the same premises which Jack Coates and Melinda Coates, husband and wife, by Deed dated March 11, 2008 and recorded in the Bradford County Recorder of Deeds Office on March 12, 2008 in Instrument Number 200802962, granted and conveyed unto Heather Allis, 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 ONE WEST BANK vs. HEATHER ALLIS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 5, 2013

June 4, 11, 18

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, June 26, 2013 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 Burlington Town-

BRADFORD COUNTY LAW JOURNAL

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

Commencing at a point, said point being at the common intersecting point of the centerline of State Highway Route #08071 and Township Road #541; thence the following courses and distances through other lands now or late of Harold Dibble and Edna Dibble, husband and wife, and Donald Dibble and Marjorie Dibble, husband and wife, now or formerly, North 85 degrees 30 minutes East 245 feet through a pin to a pin; South 17 degrees 30 minutes East 240 feet to a pin; South 17 degrees West 178 feet to the center of Township Road #541; thence North 28 degrees 30 minutes West along the center of said Township Road #541 to the place of beginning.

CONTAINING 1.47 acres of land be the same more or less, according to a survey made by George K. Jones, Bradford County Surveyor, April 05, 1956, plat no. 3194.

BEING Lot No. 1.

TITLE TO SAID PREMISES IS VESTED IN Russell L. Swick, single, by Deed from Dorothy R. Mingos, widow, dated 10/29/2004 in Instrument Number 200414290.

Premises being: RR 3 BOX 136 a/k/a 39 SHEPHERD ROAD, TOWANDA, PA 18848-8694.

Tax Parcel No. 12-085.-00-081-000-000.

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 BANK OF AMERICA vs. RUSSELL L. SWICK.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 5, 2013

June 4, 11, 18

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, June 26, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

EXHIBIT "A"

PARCEL 1: Tax Parcel No. 40-003.00-085-000-000

ALL those certain lots, pieces or parcels 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: BEGINNING at a point in the center line of SR 4030 where the lands of Timothy Clark and Frances Whitesell come together; thence follow the center line of said State Highway North 61° 21' 26" West 436.12 feet to another point in the center line of said state route; thence leave the center line of said state route and go through a pin South 7° 33' 38" West following a hedge row and a fence 2,275.28 feet to a pin; thence South 9° 50' 57" West following old blazes 596.84 feet to a pin for a corner; thence North 81° 51' 05" West following a fence 731.52 feet through a pin and on to a point in the center line of Township Road T 532; thence follow the center line of said Township Road the following four (4) courses and distances: North 0° 09' 18" East 140.0 feet; thence North 6° 20' 52" West 65.99 feet; thence North 19° 30' 52" West 177.01 feet; thence North 12° 38' 08" West 73.02 feet to another point in the center line of said Township Road thence leave the center line of said Township road and go South 79° 21' 10" East 207.88 feet through one pin and on to a second pin for a corner; thence North 2° 15' 07" East 206.79 feet to a pin for a corner; thence North 77° 32' 50"

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West 209.40 feet through a pin and on to a point in the center line of Township Road T 532; thence follow the center line of said Township road the following four (4) courses and distances: North 22° 19' 57" East 568.54 feet; thence North 16° 32' 43" East 108.91 feet; thence North 9° 10' 54" East 635.08 feet; thence North 13° 27' 14" East 156.98 feet to another point in the center line of said Township road and go South 80° 21' 21" East 404.52 feet through one pin and following a fence to a second pin for a corner; thence North 9° 52' 39" East following a hedge row 888.80 feet through a pin and on to a point in the center line of SR 4030; thence follow the center line of SR 4030 the following two (2) courses and distances: North 62° 52' 37" West 288.58 feet; thence North 63° 13' 23" West 200.97 feet to another point in the center line of SR 4030; thence leave the center line of said State Route 4030 and go South 7° West 74.08 feet to a point for a corner; thence North 82° 23' West 616.61 feet through a pin, thence through a second pin and on to a third pin for a corner; thence North 9° 37' 30" East following a fence 540.34 feet to a point in the center line of SR 4030; thence follow the center line of SR 4030 the following eight (8) courses and distances: North 1° 33' 21" West 93.98 feet; thence North 2° 46' 54" East 169.38 feet; thence North 6° 12' 30" East 277.07 feet; thence North 9° 43' 42" East 184.70 feet; thence North 13° 59' 04" East 280.24 feet; thence North 7° 28' 54" East 71.51 feet; thence North 0° 52' 16" East 58.75 feet; thence North 7° 53' 46" West 104.51 feet to another point in the center line of SR 4030; thence leave the center line of said State Route and go South 82° 28' 58" East 688.99 feet through a pin and following a fence to a second pin for a corner; thence North 7° 49' 28" East following a fence 1,324.99 feet to a pin for a corner; thence South 79° 01' 44" East following a fence 772.16 feet to a pin for a corner; thence

South 7° 13' 09" West following a fence 808.23 feet to a pin for a corner; thence South 82° 48' 52" East following a fence and blazed 1,650.79 feet to a pin for a corner; thence South 9° 23' 59" West following old blazes 502.99 feet to a pin; thence South 8° 14' 38" West following a fence 1,514.61 feet to a pin for a corner; thence North 82° 27' 27" West following a fence 941.60 feet to a pin for a corner; thence South 9° 05' 07" West 441.20 feet to a pin for a corner; thence North 67° 31' 06" West 343.60 feet to a pin for a corner; thence South 14° West 231.0 feet through a pin and on to a point in the center line of SR 4030, which is the point and place of beginning.

CONTAINING 209.06 acres.

BEING AND INTENDING TO DESCRIBE the lot marked 209.06 acres on survey by John W. Ward, Registered Surveyor, survey dated October 6, 1989 and being Map No. S-51.

EXCEPTING AND RESERVING therefrom:

1. 42.833 acres conveyed to Stephen L. Wintermute and Linette R. Wintermute, his wife by E. Wayne Pocius and Ruth J. Pocius, his wife by Deed dated July 27, 1998 and recorded August 5, 1998 to Bradford County Instrument Number 199807781.

2. 11.011 acres conveyed to Russell D. Dimmick and Lois E. Dimmick, husband and wife by E. Wayne Pocius and Ruth J. Pocius, his wife by Deed dated June 29, 1990 and recorded July 18, 1990 in Bradford County Record Book 151 at page 887.

3. 50.005 acres conveyed to Saverio J. Pitera and Bernadette C. Pitera, his wife by E. Wayne Pocius and Ruth J. Pocius, his wife by Deed dated February 11, 1997 and recorded February 20, 1997 in Bradford County Record Book 385 at page 438.

4. 10.027 acres and 8.662 acres conveyed to Paul E. Everts, Jr. and Denise C. Everts, his wife by E. Wayne Pocius and Ruth J. Pocius, his wife by Deed dated February 11,

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1997 and recorded February 20, 1997 in Bradford County Record Book 385 at page 444.

LOT 2: BEGINNING at a point in the center line of SR 4030 where the lands of Norman Burt and Frances Whitesell come together; thence follow the center line of said State Route the following two (2) courses and distances: South $66^{\circ} 27' 23''$ East 339.84 feet; thence South $76^{\circ} 50' 06''$ East 57.16 feet to another point in the center line of said State Route where the center line of Township Road T 838 intersects with the state route; thence leave the center line of said state route and follow the center line of T 838 the following two (2) courses and distances: South $9^{\circ} 03' 05''$ East 206.96 feet; thence South $3^{\circ} 28' 22''$ East 363.12 feet to another point in the center line of T 838; thence leave the center line of T 838 and go North $80^{\circ} 31' 11''$ West 523.11 feet through one pin and on to a second pin for a corner, thence North $8^{\circ} 30' 41''$ East 636.45 feet through a pin set near the center line of SR 4030 and on to a point in the center line of SR 4030, which is the point and place of beginning.

CONTAINING 6.16 acres.

BEING AND INTENDING TO DESCRIBED the lot marked 6.16 acres on survey by John W. Ward, Registered Surveyor, survey dated October 6, 1989 and being Map No. S-51.

PARCEL 2: Tax Parcel No. 30-004.00-006-002-000.

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

BEGINNING at a point on the centerline of State Highway Route No. 08061, said point being in line of lands of Clarence Whitesell and the southeasternmost corner of a cemetery; thence North $26^{\circ} 46' 56''$ East 146.79 feet along the lands of the cemetery and through an iron pin located near the edge

of the roadway to an iron pin for a corner; thence still along lands of the cemetery North $63^{\circ} 13' 04''$ West 112.23 feet to an iron pin in line of lands of Martha Birney; thence along lands of Martha Birney and Clarence Whitesell North $8^{\circ} 12' 02''$ East 2393.49 feet to an iron pin for a corner in line of lands of Cotton Hanlon, Inc.; thence along lands of Cotton Hanlon, Inc., South $81^{\circ} 25' 02''$ East 652 feet to an iron pin for a corner in line of lands of the previous Grantors; thence through the lands of the previous Grantors South $11^{\circ} 50' 53''$ East 1,573.84 feet along a blazed line to an iron pin for a corner; thence still through lands of the previous Grantors South $82^{\circ} 30' 30''$ East 856.3 feet through an iron pin located near the edge of the roadway to a point on the centerline of State Highway Route No. 08061, being the point in line of lands of Kenneth Jacklin; thence the following courses and distances along the centerline of said State Highway: South $56^{\circ} 12' 44''$ West 18.73 feet, South $51^{\circ} 39' 53''$ West 77.99 feet, South $53^{\circ} 29' 55''$ West 148.79 feet, South $51^{\circ} 20' 02''$ West 98.24 feet, South $47^{\circ} 59' 12''$ West 246.87 feet, South $49^{\circ} 21' 55''$ West 233.7 feet, South $49^{\circ} 18' 55''$ West 129.28 feet to a point for a corner; thence leaving said roadway and along the lands of Calvin Makovitch North $31^{\circ} 30' 54''$ West 275 feet through a found iron pin to a found pin for a corner; thence still along same South $89^{\circ} 29' 30''$ West 299.1 feet to a found iron pin; thence still along same South $1^{\circ} 15' 6''$ West 300 feet through an iron pin located near the edge of the roadway to a point on the centerline of State Highway Route No. 08061; thence the following courses and distances along the centerline of said State Highway: North $89^{\circ} 44' 23''$ West 55.34 feet, South $80^{\circ} 07' 16''$ West 48.64 feet, South $71^{\circ} 54' 54''$ West 65.62 feet, South $61^{\circ} 59' 53''$ West 89.03 feet, South $56^{\circ} 45' 02''$ West 219.44 feet, South $60^{\circ} 08' 48''$ West 85.22 feet, South $71^{\circ} 52' 26''$ West 56.38 feet, South

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88° 28' 35" West 68.18 feet, North 76° 37' 09" West 57.16 feet, North 66° 14' 26" West 288.72 feet to the point and place of beginning.

CONTAINING 64.697 acres.

BEING the same lands shown on a survey of Pleasant View Subdivision by John W. Ward, Registered Surveyor of the Commonwealth of Pennsylvania No. 22843-E, and being survey dated December 20, 1982, and designated Map No. R-8, Sheet 3.

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 PS BANK vs. ENDLESS MOUNTAIN INVESTORS, LLC.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 5, 2013

June 4, 11, 18