

BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

January 12, 2015 through January 16, 2015

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Monday, January 12

8:30 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Perry	CR-0000732-12
9:30 am	ARD Court	Com. of PA v. Vanvalkenburg	CR-0000782-14
	Plea Hrng.	Com. of PA v. Buynak	CR-0000786-14
		Com. of PA v. Dunn	CR-0000802-14
		Com. of PA v. Firestine	CR-0000758-14
11:00 am	Sentencing	Com. of PA v. Stout	CR-0000774-14
11:15 am	Plea Hrng.	Com. of PA v. Marriott	CR-0000678-14
11:30 am	Criminal Mot. to Dismiss		
		Com. of PA v. Smiley	CR-0000824-14
	Resentencing Hrng.	Com. of PA v. Smiley	CR-0000236-14
	Sentencing	Com. of PA v. Smiley	CR-0000827-14
11:45 am		Com. of PA v. Woodruff	CR-0000443-14
1:00 pm	Plea Hrng.	Com. of PA v. Johnson	CR-0000647-14
1:15 pm	Resentencing Hrng.	Com. of PA v. Maines	CR-0000024-13
		Com. of PA v. Maines	CR-0000612-13
		Com. of PA v. Maines	CR-0000948-13

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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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

Kellogg, Gilberta K.

Late of Sayre Borough
Executor: Bennett Young c/o Peter F. Finnerty, Esquire, Keyser, Maloney & Winner, LLP, Five Star Bank Building, 150 Lake Street, 2nd Floor, Elmira, NY 14901
Attorneys: Peter F. Finnerty, Esquire, Keyser, Maloney & Winner, LLP, Five Star Bank Building, 150 Lake Street, 2nd Floor, Elmira, NY 14901

Richlin, Robin R.

Late of Towanda Borough (died November 28, 2014)
Co-Executors: Brian J. Richlin and Karen O. Glosenger 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

SECOND PUBLICATION

Slingerland, Betty F. a/k/a Betty Foust Slingerland

Late of Troy Township (died December 2, 2014)
Executor: Micki J. Slingerland, 1121 Tyne Blvd., Nashville, TN 37220
Attorneys: Evan S. Williams, Jr., Esquire, Brann, Williams, Caldwell &

Sheetz, 1090 West Main Street, Troy, PA 16947

THIRD PUBLICATION

Burgess, Flora M. a/k/a Flora Mae Burgess

Late of Canton Township (died September 15, 2014)
Co-Executors: Francis I. Burgess, 1073 Grover Road, Canton, PA 17724 and Duane A. Burgess, 899 Brague Road, Canton, PA 17724
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

Gatto, Penny June

Late of Bradford County
Administrator: Theodore Gatto c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848
Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Huffman, Kathryn K.

Late of Burlington Township (died October 11, 2014)
Lloyd S. Huffman and Kathryn K. Huffman Irrevocable Residential/Income Only Trust dated January 9, 2006
Executrix/Trustee: Nanette H. Good, 1129 Burlington Turnpike, Towanda, PA 18848
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Lyon, Albert J., Jr.

Late of Canton Borough (died October 11, 2014)
Executor: J. Bradley Lyon, 59 Montague Street, Canton, PA 17724
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

Swope, Howard C.

Late of Wysox (died September 14, 2014)

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Executrix: Carol Adams c/o Patrick Lee Beirme, Esquire, 11 Bridge St., P.O. Box 231, Towanda, PA 18848

Attorney: Patrick Lee Beirme, Esquire, 11 Bridge St., P.O. Box 231, Towanda, PA 18848

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, January 28, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

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

LOT NO. 1—BEGINNING at a point where the lands now or formerly of Erwin L. Rogers and Lovernia M. Rogers, his wife, meet with Highway No. 08086 and the lands now or formerly of Bessie Rogers and the lands now or formerly of Lester Casterline; thence from said point, westerly along the lands now or formerly of said Bessie Rogers and said Lester Casterline, 162 feet to a corner; thence northerly along lands now or formerly of Charles H. and Emilie M. Pressley, 80 feet to a corner; thence easterly along other lands now or formerly of Erwin L. Rogers and Lovernia M. Rogers, his wife, 162 feet to the said highway for a corner; thence southerly along said highway, 80 feet to the place of BEGINNING.

LOT NO. 1—BEGINNING at a point in LR No. 08086, at its intersection with the northerly line of a 40 acre 150 perch tract described as Lot No. 2 in deed from Leon J. Miller et ux, to Charles H. Presley, et ux, now or formerly recorded in Bradford County Deed Book 428 at Page 98; thence in a southerly direction along said road, 188 feet more or less, to the northeast corner of lot now or formerly owned by Michael J.

Riley et ux; thence in a westerly direction along the northerly line of lands now or formerly of said Riley, 162 feet more or less to a point for a corner in line of lands now or formerly of Charles Presley et ux; thence in a northerly direction along the lands now or formerly of said Presley, 188 feet more or less to a point in the northerly line of said 40 acre 150 perch tract herein recited; thence in an easterly direction along northerly line, as marked by a fence, and also being in the southerly line of lot formerly conveyed by Charles Presley to Erwin L. Rogers and now being other lands now or formerly of former Grantors, 162 feet more or less, to the place of BEGINNING.

HAVING THEREON erected a dwelling known as 9885 Battle Creek Road, Rome, PA 18837.

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.

BEING the same premises which Susan E. Edsell by Deed dated May 25, 2011 and recorded June 2, 2011, in the Recorder of Deeds Office in and for Bradford County, Pennsylvania, at Instrument No. 201115172, granted and conveyed unto Corey Dobbins.

TAX PARCEL: 59-010-00-007.

ASSESSED VALUE: \$27,000.

COMMON LEVEL RATIO: 3.13%.

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. COREY J. DOBBINS.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

January 7, 2015

Jan. 6, 13, 20

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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, January 28, 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 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 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 the same premises conveyed to the Mortgagee herein by deed from Kurt Romanowski and Colleen Romanowski recorded herewith in the Bradford County Clerk's Office on October 29, 2001 as Instrument Number 200113095.

This is a purchase money mortgage.

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

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

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 THE BANK OF NEW YORK MELLON TRUST COMPANY vs. FRANK HUGHSON.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
January 7, 2015

Jan. 6, 13, 20

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, January 28, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

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LEGAL DESCRIPTION

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

BEGINNING at a spike set in the center line and bed of Township Road #407, said point being the most southeasterly and easterly corner of this parcel, said point having a call along the center line of said road of South 60° 30' West 262.90 feet from a spike set in the center line intersection of said Township Road #407 with State Road #08122 which goes Northerly, and State Road #08118 which goes Southerly; thence along the center line and bed of Township Road #407, downhill South 60° 03' 30" West 332.27 feet to a spike set in the center line and bed of said road, said point being the most southwesterly and southerly corner of this parcel; thence passing over an iron on the north side of said road, passing to the east of a culvert pipe and farm entrance drive, passing through a utility pole, along remaining lands now or formerly of Kaufmann on the west, lands of which this parcel was formerly a part, North 12° 16' West 238.92 feet to an iron in the fence line running Northerly, said point being the most northwesterly corner of this parcel; thence along the same on the north, North 63° 48' East 250.64 feet to an iron, said point being the most northeasterly and northerly corner of this premises; thence along the same on the east, South 29° 50' 20" East, passing through a utility pole, passing over an iron set off the north side of Township Road #407, 211.29 feet to a spike set in the center line and bed of Township Road #407, the point of beginning.

Containing 1.4488 acres of land, and being a portion of Lot No.2 as per survey of James Walton, dated April 1977.

Known as R.R. 1 Box 155A aka 1523 Kisner Road, New Albany, PA 18833.

Parcel No. 58-141.00-002-000-000.

Being the same premises which Jack A. Caples, widower, granted and conveyed unto Laurie Feller by Deed dated March 4, 2005

and recorded March 7, 2005 in the Office of the Recorder of Deeds for Bradford County, Pennsylvania as Instrument No. 200502238.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

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

Seized and taken into execution at the suit of LSF8 MASTER PARTICIPATION TRUST vs. LAURIE FELTER.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

January 7, 2015

Jan. 6, 13, 20

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

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County Courthouse in Towanda, PA on Wednesday, January 28, 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 and being in the Borough of South Waverly, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows: Beginning at a point in the east line of Howard Street at the northwest corner of lands previously conveyed by the grantors to Francis J. Harding and being in the westerly line of Lot No. 4 of the D.L.F. Clark lands, and running thence north three degrees nine minutes west (N 3 degrees 9' W) forty-nine and five tenths (49.5) feet to the southwest corner of Lot No. 1 of the said pot; thence north eighty-four degrees fifteen minutes east (N 84 degrees 15' E) one hundred twelve and five tenths (112.5) feet through lots Nos. 1, 2 and 3 to a point in the east line of Lot No. 3 and the northeast corner of lands conveyed to the grantors by Jennings in deed recorded in Bradford County Deed Book 466 Page 297; thence south three degrees nine minutes at (S 3 degrees 9' E) fifty-five (55) feet along the easterly lines of Lots Nos. 3 and 4 to a point for a corner; thence south eighty-six degrees fifteen minutes west (S 86 degrees 15' W) one hundred eleven and one tenth (1411.1) feet to the east line of Howard Street and the place of beginning and being the southerly part of lots 1, 2 and 3 and a part of Lot No. 4 on the D.L.F. Clark plot.

Parcel ID#: 41-007.05-290.

BEING known and numbered as 21 Howard Street, Sayre, PA 18840.

Fee Simple Title Vested in Raymond L. Bloss and Ruth M. Bloss, his wife by deed from Harry Relyea and Rachel Relyea, his wife, dated March 31, 1953, recorded October 7, 1953, in the Bradford County Recorder of Deeds in Deed Book 493, Page 218.

... and the said Raymond L. Bloss died on December 10, 2006, whereupon title to

premises in question became vested in Ruth M. Bloss, by right of survivorship.

... and the said Ruth M. Bloss died 1/6/2014, Leaving a Last Will and testament dated 11/17/1993, where she named Stephen R. Bloss, Executor of the Last Will and Testament.

Stephen R. Bloss was duly granted Letters on 1/29/2014, by the Bradford County Register of Wills.

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 EMBRACE HOME LOANS vs. STEPHEN BLOSS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
January 7, 2015

Jan. 6, 13, 20

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, January 28, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

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

On the North by a street; on the East by lands late of William Schultz, now or lately of Julia Aldrich Nagle and East Towanda School; on the South by lands formerly of J.E. Geiger, now or lately of Myrtle R. Heverly; and on the West by lands formerly

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of Tuttle, now or formerly of William Marshall and Nellie Marshall, being Lot No. 12 in Block No. 1 of Map of Mercur, Moody and Morgan as recorded in Bradford County Deed Book 110 at page 13.

This Deed is given pursuant to an unrecorded Land Contract between Charles J. Palmer, Jr. and Robin G. Palmer, his wife and Scott B. Losey and Amy Losey, his wife dated October 29, 2004.

TITLE TO SAID PREMISES IS VESTED IN Scott B. Losey, by Deed from Amy Losey, dated 01/08/2007, recorded 01/12/2007 in Instrument Number 200700435.

Tax Parcel: 62-087.02-073.

Premises Being: RR 6 Box 6097 a/k/a 187 East Street, Towanda, PA 18848-9177.

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 CITIFINANCIAL SERVICING LLC vs. SCOTT LOSEY.
Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
January 7, 2015

Jan. 6, 13, 20

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, January 28, 2015 at 10:00 o’clock in the forenoon the following described property to wit:

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

of Rome, county of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the west side of Main Street Northeast corner of F.W. Maynard’s lot, now or formerly; thence along Main Street, North 43 degrees East 6 and 8/10 perches to John Vought’s line, now or formerly; thence along line of same North 47 degrees West 10 and 6/10 perches; thence North 43 degrees West 6 and 8/10 perches to the Northeast corner of the F.W. Maynard’s Lot, now or formerly; thence along the line of same South 47 degrees East 10 and 6/10 perches to the place of beginning.

PARCEL No. 31-062-02-035-000.

BEING known as RR3 Box 3113 a/k/a 1307 Main Street, Rome, PA 18837.

BEING the same premises conveyed to Scott E. Repsher, Jr. and Tara L. Repsher, his wife, by Deed of Christine A. Chaffee and Dennis L. Chaffee, her husband, dated June 30, 2006 and recorded July 6, 2006, as Instrument No. 200607993.

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 NATIONSTAR MORTGAGE LLC vs. TARA REPSHER & SCOTT REPSHER.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
January 7, 2015

Jan. 6, 13, 20

SHERIFF’S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 28, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT TRACT parcel or lot of land, situate in the Township of Athens, County of Bradford and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Route 1071 (Shepard Road) said point being the northeast corner of the Grantors land; thence N 46° 19' 58" E a distance of 658.45 feet along the centerline of State Route 1071 to a pin for a corner; thence S 87° 33' 59" E a distance of 164 feet through a set iron pin to another set iron pin for a corner along the lands of David Shipman, now or formerly; thence S 04° 27' 59" E a distance of 484.70 feet along the west lines of lands of David Shipman, now or formerly, to a set iron pin for a corner; thence S 47° 23' 27" W a distance of 481.65 feet along the western line of lands of David Shipman, now or formerly, to a set iron pin for a corner, said pin being the southeast corner of the Grantors lands; thence N 41° 48' 27" W a distance of 485.14 feet along the east line of the Grantors lands through a set iron pin and to the point and place of beginning. CONTAINING 7.32 acres of land, more or less.

ALL AS MORE fully shown on survey map prepared by George K. Jones and Associates dated September 27, 1999. Being the same lands approved for subdivision by the Athens Township Supervisors on November 17, 1999 as more fully shown on the map recorded in the Office of the Register and recorder on January 7, 2000 as Instrument #200000158, being located in Drawer 38 as Map 126.

BEING the same premises conveyed by deed of Kenneth Singhel to Ann Marie

Singhel dated March 29, 2007, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, to Bradford County Instrument Number 200711251.

Bradford County Assessment Number: 09-007.08-009-001-000.

Street Address: 722 Shepard Road, Sayre, Pennsylvania 18840.

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 FIRST CITIZENS COMMUNITY BANK vs. ANN MARIE SINGHEL.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

January 7, 2015

Jan. 6, 13, 20

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, January 28, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT PIECE, parcel and lot of land situated in the Borough of Sayre, County of Bradford and State of Pennsylvania, bounded and described as follows:

On the North by lot known as the Beidleman lot now owned by William Graham: on East by Keystone Avenue; on the South by the Choma Banglely lot; and on the West by the lot formerly owned by Mrs. Beidleman. The said lot being fifty-two (52) feet front on said Keystone Avenue and its North line two hundred and thirteen (213) feet in depth

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and its south line about one hundred eighty-four (184) feet in depth.

BEING and intending to describe the same premises conveyed to Albert O. Cryder and Ella M. Cryder by The Sayre Building and Loan Association, by deed dated June 13, 1947 and recorded June 16, 1947 to Bradford County Deed Book 445 at page 73.

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

BEGINNING at a point on the westerly side of South Keystone Avenue, said point being the southeasterly corner of lands of Albert O. Cryder and Ella Cryder, his wife and said point being at the northeasterly corner of the parcel herein described; thence North 88°26' East approximately 96.75 feet through a blacktop driveway to a point marked by an iron pin, said point being the northwesterly corner of the parcel herein described; thence southerly along the westerly edge of said driveway 9.0 feet to a point in line of lands of Howard and Joyce Schmidt the within herein Grantors, said point being the southwest corner of the parcel herein described; thence in an easterly direction approximately 96.0 feet along the southerly edge of said blacktop driveway to a point on the westerly edge of said South Keystone Avenue, said point being the southeasterly corner of the parcel herein described; thence along the westerly side of said South Keystone Avenue 2.0 feet to the place of beginning. Being a triangular parcel of land which is the balance of Grantees driveway. A copy of a survey made by George K. Jones & Associates, dated April 18, 1978 and designated their Map No. 3-9995 is attached hereto and made a part hereof.

BEING and intending to describe the same premises conveyed to Albert O. Cryder and Ella M. Cryder by Howard A. Schmidt and Joyce M. Schmidt, by deed dated June

30, 1982 and recorded July 12, 1982 to Bradford County Deed Book 683 at page 32. Albert O. Cryder died on the 17th day of October, 1995 vesting full title in his widow, Ella Cryder.

TOGETHER with all and singular, the buildings, improvements, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining and the reversions and remainders, rents, issues and profits, thereof; also the estate, right, title and interest whatsoever, of the said Ella Cryder at and immediately before the time of her decease, in law, equity or otherwise howsoever, of, in, to or out of the same.

BEING the same premises which Alice Berretta, Executrix of the last Will and Testament of Ella Cryder, late, by Deed dated June 23, 2006 and recorded July 6, 2006 in the Office of the Recorder of Deeds in and for Bradford County in Deed Instrument #200608002, granted and conveyed unto Gregory J. Baker and Sherry L. Rought, as joint tenants with the right of survivorship.

BEING PARCEL NO.: 36-20.22-637-000 & 36-20.22-636-000.

BEING KNOWN AS 214 South Keystone Avenue, Sayre, PA 18840.

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 THE BANK OF NEW YORK MELLON vs. GREGORY J. BAKER & SHERRY ROUGHT.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
January 7, 2015

Jan. 6, 13, 20