

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

Baxter, Larry G., dec'd.

Late of Granville Township (died December 25, 2021)

Executrix: Ernestine Baxter 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, (570) 265-2175

Case, Jacqueline I., dec'd.

Late of Burlington Borough (died December 7, 2021)

Executor: Jerry Ackley, P.O. Box 173, Burlington, PA 18814

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

Crimbring, Anna Lea, dec'd.

Late of Canton Borough (died January 23, 2022)

Executrix: Deborah L. Morse, 2660 Southside Road, Canton, PA 17724

Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Ginter, Joyce Charlotte Bird a/k/a Joyce C. Ginter, dec'd.

Late of Towanda Borough (died February 19, 2021)

Administratrix: Jill A. Ginter, 804 S. Fifth Street, Towanda, PA 18848

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office, PC, 180 N. Elmira Street, Athens, PA 18810, (570) 888-7709

Hill, Barbara F., dec'd.

Late of Towanda Borough (died February 16, 2022)

Executor: Timothy R. Hill 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, (570) 265-2175

McCarthy, Carolyn a/k/a Carolyn H. McCarthy, dec'd.

Late of Sayre Borough (died December 31, 2021)

Co-Executors: Lisa Cole and Dennis McCarthy c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Neri, Robert L., dec'd.

Late of Columbia Township (died December 29, 2021)

Executrix: Carla M. Garofalo 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, (570) 265-2175

Picou, Marguerite Fox, dec'd.

Late of Towanda Borough (died February 24, 2022)

Executor: 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, (570) 265-2175

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Pruyne, Dale R., dec'd.

Late of Athens Township (died February 24, 2022)

Executor: Daniel J. Satterly, 129 Bressler Street, Sayre, PA 18840

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 N. Elmira Street, Athens, PA 18810, (570) 888-7709

Sullivan, Melanie L., dec'd.

Late of Manatee County, FL (died May 17, 2021)

Administrator: Terrance Sullivan 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, (570) 265-2175

Whyte, Michael L., dec'd.

Late of Burlington Township (died January 19, 2022)

Administratrix: Chastity Kisner 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, (570) 265-2175

Wilcox, Lloyd Dean, dec'd.

Late of Leroy Township (died December 24, 2021)

Executrix: Tammy McCauley 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, (570) 265-2175

Wolfe, Elna L., dec'd.

Late of Smithfield Township (died February 6, 2022)

Co-Executors: Nancy Lou Schomp and David Wolfe c/o Patrick J. Barrett, III,

Esquire, 507 West Pine Street, Athens, PA 18810

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Woodward, Scott Franklin a/k/a Scott Woodward, dec'd.

Late of Ridgebury Township (died January 31, 2022)

Executor: Jay Woodward c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Wright, Marjorie D., dec'd.

Late of Canton Borough (died February 4, 2022)

Co-Executrices: Sheila A. Woodward, 157 Woodward Road, Canton, PA 17724 and Tami Hite, 19 Glory Barn Road, Canton, PA 17724

Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

SECOND PUBLICATION

Blank, Kim A.

Late of South Creek Township (died January 19, 2022)

Executrix: Kara Crivello, 220 Hillcrest Road, Quakertown, PA 18951

Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Blaney, 109 West Main Street, Troy, PA 16947

Clink, Barbara L.

Late of 7102 Lake Road, Ulster (died November 19, 2021)

Administratrix: Haylee Joy Traver, 2005 Fraser Road, Montrose, PA 18801

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

Madill, Todd William

Late of Asylum Township (died November 28, 2021)

Executor: Austin E. Madill, 3661 State Route 858, Lawton, PA 18828

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

Merschbach, Mary Jane a/k/a Mary J. Merschbach

Late of Monroe Township (died December 8, 2021)

Executrix: Karen Merschbach, 2860 Liberty Corners Road, Towanda, PA 18848

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

THIRD PUBLICATION

Gillespie, Joy Ruth

Late of Wilmot Township

Administrator: James Gillespie, 4062 Old Route 11, Hallstead, PA 18822

Attorney: Michael J. Gathany, Esquire, Attorney at Law, P.O. Box 953, Hallstead, PA 18822

Hugo, Doris J.

Late of New Albany

Executor: Roger H. Hugo, 262 Lee Road, Watkins Glen, NY 14891

Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Bradford County, Pennsylvania to Docket No. 2022IR0009, seeking to change the name of David James Bean to Danielle Jessica Bean. A hearing on the Petition will be held on April 13, 2022, at 3:00 p.m. in Courtroom No. 2 at the Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

Mar. 22

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Bradford County, Pennsylvania to Docket No. 2022IR0021, seeking to change the name of Stacey Jean Meyer to Anastacea Jean Alexander. A hearing on the Petition will be held on May 9, 2022, at 3:00 p.m. in Courtroom No. 2 at the Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

TAUNYA KNOLLES ROSENBLOOM, ESQUIRE

KNOLLES ROSENBLOOM LAW

GROUP PLLC

332 S. Main Street

P.O. Box 309

Athens, PA 18810

(570) 888-0660

Mar. 22

TERMINATION OF PARENTAL RIGHTS

TO: UNKNOWN BIOLOGICAL FATHER

A Petition has been filed asking the Court to put an end to all rights you have to a child, A.C.B. born on March 2, 2021 to KATRINA LOUISE MORSE in Bradford County, Pennsylvania. A Petition has also been filed asking the Court to change the primary and concurrent permanency goals of A.C.B. The Court has set a hearing on May 9, 2022 at 8:30 a.m. in Courtroom No. 2 before the Honorable Evan S. Williams, III, Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court

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without you being present. You have a right to be represented at the hearing by a lawyer.

YOU SHOULD TAKE THIS PAPER 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, PA 18848
(570) 265-1705

You have an important option that may be available to you under Pennsylvania law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Agreement.

Mar. 22, 29; Apr. 5

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, March 30, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point in the center line of Township Road #925 (Pump Station Hill Road), said point being the southeast corner of the lot hereby described and the northeast corner of lands of Brougham; continuing thence North 88 degrees 28 minutes 15 seconds West 600 feet to a pin for a corner; thence North 1 degrees 49 minutes 15 seconds East 106 feet to a pin for a corner; thence South 87 degrees 53 minutes 52 seconds East 600 feet to a point in the cen-

terline of said Township Road #925, thence south on the center line to the point and place of beginning.

CONTAINING approximately 1.4 acres, more or less.

PROPERTY ADDRESS: 295 GATEWAY INDUSTRIAL PARK ROAD, ATHENS, PA 18810-9228.

PARCEL #09-020.06-005

BEING KNOWN AS: 295 GATEWAY INDUSTRIAL PARK ROAD, ATHENS, PA 18810.

PROPERTY ID NUMBER: 09-020.06-005.

BEING THE SAME PREMISES WHICH HANS ZOBEL AND LINDA T. ZOBEL, H/W BY DEED DATED 3/24/2014 AND RECORDED 3/28/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE, GRANTED AND CONVEYED UNTO DANIEL A. JOINER, MARRIED.

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 PENNYMAC LOAN SERVICES, LLC vs. DANIEL JOINER.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA

Mar. 9, 2022

Mar. 8, 15, 22

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, March 30, 2022 at 10:00

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o'clock in the forenoon the following described property to wit:

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

LOT NO.1:

BEGINNING at a point in the center of the public road leading from Grover to Canton, it being a corner of land now or formerly of I.R. Sellard; thence by lands of now or formerly Mrs. Hattie McKee North eighty-six (86) degrees West fifty-eight (58) perches to a post in wall; thence by the same and by lands now or formerly of I.R. Sellard South four (4) degrees West twenty and one-half (20 1/2) perches to a post; thence by lands now or formerly of I.R. Sellard South eighty-five (85) degrees East fifty-eight (58) perches to the center of the aforesaid public road; thence along said road North four (4) degrees East thirteen (13) perches to corner of Burying Ground lot; thence by said Burying Ground lot North eighty-six (86) degrees West seven and three tenths (7.3) perches to a post; thence by the same North four (4) degrees East five (5) perches to a post; thence by the same South eighty-six (86) degrees East seven and three tenths (7.3) perches to the center of the aforesaid public road; thence along said road North four (4) degrees East four and nine tenths (4.9) perches to the place of BEGINNING.

LOT NO 2:

BEGINNING at a Butternut tree standing on Towanda Creek; thence by lands of now or formerly Lucy Jones South eighty-eight (88) degrees West forty-six (46) rods to the center of the road leading from Canton to Grover; thence along the said road in a southerly direction to a marked Elm tree on the east line of lands now or formerly of I.R. Sellard; thence by the lands of said I.R. Sellard South eighty-nine (89) degrees East fifty-six and seven tenths (56.7) perches to a post in the West line of lands of Pennsylvania

Railway Company; thence along the lands of Pennsylvania Railway Company in a northerly direction about twenty-three and one-half (23 1/2) perches to the Towanda Creek; thence down said creek about six (6) rods to the place of BEGINNING.

BEING KNOWN AS: 8144 ROUTE 14, CANTON, PA 17724-9359.

PROPERTY IDNUMBER: 16-117.00-037-000-000.

BEING THE SAME PREMISES WHICH PATRICIA A. WEST, WIDOW BY DEED DATED 5/25/2018 AND RECORDED 6/4/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE , GRANTED AND CONVEYED UNTO ANDREW T. BRUNNER .

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

Seized and taken into execution at the suit of FLAGSTAR BANK, FSB vs. ANDREW T. BRUNNER.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Mar. 9, 2022

Mar. 8, 15, 22

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, March 30, 2022 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 Franklin, County of Bradford

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And Commonwealth Of Pennsylvania, Bounded And Described As Follows:

BEGINNING At The Northeast Corner of a Lot Run out To Benjamin Bates, Now or Formerly, From Stewart Smiley, Now or Formerly, At A Post; Thence South Twenty-Three And One-Half (23 1/2) Degrees East Sixty-Four And One-Half (64 1/2) Perches to a Post; Thence South One Hundred Sixty-Nine and Five-Tenths (169.5) Perches to a Heap of Stones for a corner; Thence South Eighty-Four (84) Degrees West Thirty-Two (32) Perches to a Corner; Thence North Two Hundred Thirty-Two (232) Perches to the Towanda Creek; Thence Down Said Creek According to the Several Courses Of The Same To The Place of Beginning.

CONTAINING Forty (40) Acres of Land, More or Less.

EXCEPTING from the above Described Lot of Land Approximately 32 acres of Land Previously sold to Gladys B. Kaniuka as recorded in Bradford County Deed Book 602 at page 441.

ALSO EXCEPTING from the above Described Lot of Land Approximately one (1) acre of Land now owned by Fred Bovier as Recorded in Bradford County Deed Book 422 at Page 340; and Known as the "Schoolhouse Lot".

SUBJECT To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, if any.

BEING KNOWN AS: 23 CONS ROAD, MONROETON, PA 18832.

PROPERTY ID NUMBER: 18-109.00-019-000-000.

BEING THE SAME PREMISES WHICH MERLE A. MORSE, BY SARA M. MILLARD, HIS ATTORNEY-IN-FACT, AND SARA M. MILLARD AND KENNETH A. MILLARD, HER HUSBAND BY DEED DATED 5/18/1981 AND RECORDED 5/18/1981 IN THE OFFICE OF THE RECORDER OF

DEEDS IN DEED BOOK 675 AT PAGE 663, GRANTED AND CONVEYED UNTO KEITHE. SLOCUM AND LINDA M. SLOCUM, NOW DECEASED, 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 M & T BANK s/b/m MANUFACTURERS AND TRADERS TRUST COMPANY vs. KEITH EVERT SLOCUM.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Mar. 9, 2022

Mar. 8, 15, 22

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, March 30, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

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

COMMENCING at a pin in the easterly line of Mechanic Street, said pin being situate at the northwesterly corner of lands now or formerly of Lillian Wood, said pin being situate at the southwesterly corner of lands hereby described and said pin being situate 390 feet along the easterly line of Mechanic Street from the intersection of the easterly

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line of Mechanic Street and the northerly line of Bridge Street; thence from said point of beginning, North 24 degrees 15 minutes West 50 feet along the easterly line of Mechanic Street to a pin situate at the southwest-erly corner of lands now or late of Michael and Patricia A. McLinko; thence North 65 degrees 20 minutes East 150 feet along the southerly line of lands of said Michael and Patricia A. McLinko to a pin situate in the westerly line of lands now or late of Jack LeJedal; thence South 24 degrees 15 minutes East 50 feet along the westerly line of lands of said Jack LeJedal to a pin situate at the common intersection of lands of said Jack LeJedal, lands now or late of Belle Lent and lands now or late of Lillian Wood; thence South 65 degrees 20 minutes West 150 feet along the northern line of said Lillian Wood to the place of beginning.

The foregoing description is according to survey by George K. Jones, Bradford County Surveyor, dated 11 November 1961, Map No. 4549.

48-086.03-074-000-000.

BEING KNOWN AS: 14 MECHANIC STREET, TOWANDA, PA 18848.

PROPERTY ID NUMBER: 48-086.03-074-000-000.

BEING THE SAME PREMISES WHICH ESTATE OF DORIS M. MC-LINKO, BY LOUANN MCGUIRE BY DEED DATED 4/19/2010 AND RECORDED 4/20/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER 201007716 AT PAGE, GRANTED AND CONVEYED UNTO LYNN J. MC-LINKO.

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

Seized and taken into execution at the suit of M & T BANK vs. LYNN McLINKO.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Mar. 9, 2022

Mar. 8, 15, 22

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, March 30, 2022 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 Columbia, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the Northern boundary line of the new lot line for the residual lands now or formerly of Anthony Passeri, et ux., said point being on the Eastern boundary line of lands now or formerly of David Turner, said point being South fifteen (15) degrees sixteen (16) minutes forty-four (44) seconds East, twenty-three and fifty-four hundredths (23.54) feet from the Southern edge of an existing fifty (50) foot right-of-way, said point being the Northwest corner of the residual lands now or formerly of Anthony Passeri, et ux., said point also being the Southwest corner of the lands herein conveyed; thence from said point of beginning traversing along the Eastern boundary line of lands now or formerly of David Turner, North fifteen (15) degrees sixteen (16) minutes forty-four (44) seconds West, twenty-three and fifty-four hundredths (23.54) feet to a point, said point being on the Eastern edge of a fifty (50) foot wide existing right-of-way; thence continu-

ing along the Eastern boundary line of said fifty (50) foot wide existing right-of-way, North fifteen (15) degrees sixteen (16) minutes forty-four (44) seconds West, fifty-two and fifty-eight hundredths (52.58) feet to a point, said point being on the Eastern boundary line of lands now or formerly of David Turner; thence continuing along the Eastern boundary line of lands now or formerly of David Turner, North two (02) degrees forty-three (43) minutes fifty-three (53) seconds West, one hundred eighty-two and ninety-seven hundredths (182.97) feet to a point, said point being on the Southern boundary line of lands now or formerly of Wilbur Oldroy, said point being the Northwest corner of the lands herein conveyed; thence continuing along the Southern boundary line of lands now or formerly of Wilbur Oldroy the following two (2) courses and distances: (1) South eighty-two (82) degrees thirty-four (34) minutes fifty-eight (58) seconds East, two hundred thirty and eighteen hundredths (230.18) feet and (2) South seventy (70) degrees forty (40) minutes eleven (11) seconds East, forty-six and eight hundredths (46.08) feet to a point, said point being on the Western boundary line of lands now or formerly of Wilbur Oldroy, said point being the Northeast corner of the lands herein conveyed; thence continuing along the Western boundary line of lands now or formerly of Wilbur Oldroy, South two (02) degrees twenty-five (25) minutes fifty-two (52) seconds East, two hundred fifty-four and seven hundredths (254.07) feet to a point, said point being on the Northerly boundary line of the residual lands now or formerly of Anthony Passeri, et ux., said point being the Southeast corner of the lands herein conveyed; thence continuing along the Northern boundary line of the residual lands now or formerly of Anthony Passeri, et ux., North eighty (80) degrees twenty-seven (27) minutes fifty-four (54) seconds West, two hundred fifty-seven and twen-

ty-eight hundredths (257.28) feet to a point, said point being on the Eastern boundary line of lands now or formerly of David Turner, said point being the point and place of beginning.

Containing 1.577 acres, more or less, and being identified as Lot No. 6 with a lot addition of .22 acres on that survey of lands of Anthony and Carroll Passeri by Duane E. Wetmore, P.L.S., dated November 3, 2007, recorded to Bradford County Instrument No. 200800985.

Also granting and conveying unto the Grantee, his heirs and assigns, a right-of-way for purposes of ingress, egress and regress to and from the lands herein described, which right-of-way is fifty (50) feet in width and leads from Township Road T536 to other lands now or formerly of Anthony Passeri, et ux., the centerline of which is described as follows:

Beginning at a point on the centerline of State Route No. 4019, said point being South one (01) degree twenty-six (26) minutes twenty-seven (27) seconds East, twenty-five and seven hundredths (25.07) feet from the Northwestern most corner of lands conveyed to David C. Turner by Bradford County Instrument No. 199719698; thence South eighty-seven (87) degrees sixteen (16) minutes three (03) seconds East, two hundred sixty-seven and sixty-five hundredths (267.65) feet to a point on the Easternmost edge of the property hereinabove described. Said line described to the centerline of a right-of-way fifty (50) feet in width leading from State Route No. 4019 to lands herein conveyed. Said right-of-way is to be used by the herein Grantee, his heirs and assigns, for the purpose of ingress, egress and regress to and from State Route No. 4019 and the lands herein described.

The right-of-way maintenance responsibility is to be shared by Anthony Passeri, et ux., their heirs and assigns, and the Grantee herein, his heirs and assigns.

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UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, streets or roads, all public utility rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

Located on the herein described lands is a 2001 Fairmont Fleetwood Manufactured Home, Serial Numbers 127344 and 127345.

BEING KNOWN AS: 65 CHRISTMAS LANE, TROY, PA 16947.

PROPERTY ID NUMBER: 17054-00083003000.

BEING THE SAME PREMISES WHICH DAWN MARIE MANLEY, WIDOW BY DEED DATED 11/16/2015 AND RECORDED 12/1/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201518504, GRANTED AND CONVEYED UNTO JOSHUA R. McKERROW.

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 LAKEVIEW LOAN SERVICING, LLC vs. JOSHUA R. McKERROW.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office

Towanda, PA

Mar. 9, 2022

Mar. 8, 15, 22