

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

McAlmont, Samantha Dwywan

Late of 202 Second Street, Towanda (died June 2, 2023)

Administrator: Adam C. McAlmont, 112 Bridge Street, Apt. 3, St. Augustine, FL 32084

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

Salfi, Lois

Late of the Township of Wyalusing (died March 21, 2023)

Executrix: Rita M. Horner c/o Shandra S. Kisailus, Esquire, 245 North River Street, Wilke-Barre, PA 18702, (570) 824-9949

Scott, Richard J.

Late of Towanda Township (died April 21, 2023)

Executrix: Sara B. Scott, 4709 Sinclair Avenue, Austin, TX 78756

Attorney: Christina Fleury, Esquire, 517 Main Street, Towanda, PA 18848

SECOND PUBLICATION

Bailey, Lynn A.

Late of Windham Township (died March 15, 2023)

Executrix: Trudy Lainhart, 401 Jodie Drive, Vestal, NY 13850

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

Driesbaugh, Ruth L.

Late of Sheshequin Township (died December 15, 2022)

Executrix: Patricia M. Barrowcliff 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

Faulkner, George a/k/a George E. Faulkner

Late of Troy Township (died December 14, 2021)

Executor: Calvin Watson c/o Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947
Attorneys: Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Greeno, Everett J.

Late of Sayre Borough (died April 14, 2023)

Administratrix: Laura Clark 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

Shaffer, Martin T.

Late of Monroe Township (died May 27, 2023)

Executrix: Linda S. Cook c/o Niemiec, Smith & Pellingier, 427 Main Street, Towanda, PA 18848

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

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THIRD PUBLICATION

Frederick, Leonard P.

Late of Wysox Township
Co-Executors: Linda D. Bieber and Randy K. Rosenberger c/o Michelle M. Forsell, Esquire, Wolf, Baldwin & Associates, P.C., 570 Main Street, Pennsburg, PA 18073
Attorneys: Michelle M. Forsell, Esquire, Wolf, Baldwin & Associates, P.C., 570 Main Street, Pennsburg, PA 18073

Gillespie, John R.

Late of Towanda Township (died May 26, 2023)
Executor: Richard Gillespie c/o Niemiec, Smith & Pelling, 427 Main Street, Towanda, PA 18848
Attorneys: Niemiec, Smith & Pelling, 427 Main Street, Towanda, PA 18848

Kooistra, Kenneth M.

Late of Monroe Township (died May 5, 2023)
Co-Executrices: Kristin Kisinger, 2326 Noble Road, Ulster, PA 18850 and Kathryn Kooistra, 358 2nd Avenue, Apartment 1, Phoenixville, PA 19460
Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Malone, Jacob Matthew

Late of Fox Township, Sullivan County (died December 28, 2020)
Administratrix: Laura J. Malone, 20 Short Lane, Shunk, PA 17768
Attorney: Christina Fleury, Esquire, 517 Main Street, Towanda, PA 18848

Neiley, Francelia May

Late of Herrick Township (died May 14, 2023)
Executrix: Lyndel D. O'Neal c/o Niemiec, Smith & Pelling, 427 Main Street, Towanda, PA 18848
Attorneys: Niemiec, Smith & Pelling, 427 Main Street, Towanda, PA 18848

Paul, Donald A. a/k/a Donald August Paul

Late of 318 Madison Street, Sayre (died December 11, 2022)
Executor: Jeffrey Paul, 310 Olive Street, Sayre, PA 18840
Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Robbins, Charles Keith a/k/a C. Keith Robbins a/k/a Keith Robbins

Late of Springfield Township
Executors: Tiffany Robbins; Andrea Kim Fries a/k/a Kim Fries; and Todd Bruce c/o Charles Keith Robbins Estate, 2784 Wilawana Road, Sayre, PA 18840

Weaver, Beverly A. a/k/a Beverly Ann Hughes Weaver a/k/a Beverly Ann Weaver

Late of Monroe Township (died March 10, 2023)
Executor: Ronald J. Weaver, 2444 Liberty Corners Road, Towanda, PA 18848
Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 N. Elmira Street, Athens, PA 18810, (570) 888-7709

NOTICE OF PRIVATE DETECTIVE LICENSE

IN THE COURT OF COMMON
PLEAS OF BRADFORD COUNTY,
PENNSYLVANIA

NO. 2023IR0042

NOTICE OF INTENTION TO APPLY FOR PRIVATE DETECTIVE LICENSE

In re: Application for Private Detective
License on Behalf of Roger L. Brown

NOTICE IS HEREBY GIVEN that
Roger L. Brown of 3654 Saco Road, Towanda,
Pennsylvania 18848, has filed an Appli-
cation to secure a private detective license,

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which private detective license shall be carried on at Mr. Brown's place of business at 521 Main Street, Towanda, Pennsylvania 18848. A hearing has been scheduled by the Court in reference to said Application on August 15, 2023, at 10:30 a.m. in Courtroom 2 of the Bradford County Courthouse, Towanda, Pennsylvania 18848, at which time all persons shall be heard on said Application.

July 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, July 26, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

Parcel No. 53-068.00-226-000-000.

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

Beginning in the center of a bridge on the State Macadam Road leading from Troy to Armenia Mountain, commonly known as Fallbrook Street; thence approximately one hundred and twenty (120) feet in an easterly direction along the center of the aforesaid road to a telephone pole in line with lands now or formerly of Mary Cornish and Edward VanDyne; thence in a southerly direction along lands now or formerly of Mary Cornish to a point in the center of a stream; thence in a westerly and then northerly direction along the center of said stream to the place of beginning, together with a house and outbuildings, if any, thereon.

The party of the first part conveys and sells whatever rights, if any, they have in a certain spring located on the line dividing the Cornish property, now or formerly, from the property herein conveyed.

BEING THE SAME PREMISES which William D. Radmer, Jr. and Laura Lee Radner, his wife, by Deed dated 03/24/2004 and recorded 03/31/2004 in the Office of the Recorder of Deeds in and for the County of Bradford as Deed Instrument No. 200403804, granted and conveyed unto William A. James, Jr., in fee.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

Tax Parcel: 53-068.00-226-000-000.

Premises Being: 5502 Fallbrook Rd. a/k/a RR#2 Box 34A, Troy, PA 16947-8531.

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, N.A. vs. WILLIAM A. JAMES, JR.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 26, 2023

July 11, 18, 25

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, July 26, 2023 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 Terry, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the common intersecting point of the centerline of Township Route 448 and the centerline of Township Route 443; thence proceeding along the centerline of Township Route 443 South 36 degrees 38 minutes 29 seconds East 197.28 feet to the TRUE POINT OF BEGINNING; thence continuing along the centerline of Township Route 443 the following two courses and distances: (1) South 36 degrees 38 minutes 29 seconds East 104.09 feet to a point; and (2) South along a chord bearing 30 degrees 12 minutes 15 seconds with an arc distance of 111.17 feet and a radius of 494.75 feet a distance of 110.94 feet to a point marking the southeast corner of the herein described lot; thence proceeding along Lot No. 7 of the Philip Vanderpool subdivision and passing through a set pin at or near the westerly right of way line of Township Route 443, South 61 degrees 5 0 minutes 31 seconds West 3 85 .15 feet to a set pin marking the southwest corner of the herein described lot; thence proceeding along Lot No. 6B of the Philip Vanderpool subdivision North 09 degrees 12 minutes 18 seconds West 244.26 feet to a set pin marking the northwest corner of the herein described lot; thence proceeding along Lot No. 6A of the Philip Vanderpool subdivision the following three courses and distances: (1) North 54 degrees 13 minutes 48 seconds East 100 feet to a set pin marking a corner; (2) South 35 degrees 46 minutes 12 seconds East 55 feet to a set pin marking an

interior angle of the herein described parcel; and (3) North 54 degrees 13 minutes 48 seconds East 181.70 feet, passing through a set pin at or near the westerly right of way line of Township Route 443, to a point in the centerline of Township Route 443, said point being the point and place of beginning. CONTAINING 1.68 acres described as Lot No. 6C per plat of survey by Steven L. Shaylor for Philip Vanderpool dated January 12, 1995 and bearing Map No. 46-113-00-119-195.

Said above survey was approved as a subdivision by the Bradford County Planning Commission on May 30, 1995 and was recorded in the Office of the Register and Recorder on June 7, 1995 to Map 54, Drawer 31, Number 4779.

UNDER and SUBJECT to the following restrictive covenants which shall follow the land:

1. Building set back lines of 33 feet from the centerline of Township Route 443 and 10 feet from side and back yard lines.
2. All well and water supplies shall be placed further than 100 feet from both primary and replacement sewage disposal areas. All other minimum isolation distances shall also be maintained.

BEING KNOWN AS: 1214 Viall Hill Road a/k/a RR 2 Box 186-A2, Wyalusing, PA 18853.

PROPERTY ID NUMBER: 46113.00119010000.

BEING the same premises which Melanie H. Mignon, Executrix of the Estate of Robert Mignon by Deed dated 1/4/2007 and recorded 1/12/2007 in the Office of the Recorder of Deeds in Instrument #200700400, granted and conveyed unto Melanie H. Mignon.

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

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(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 d/b/a MR. COOPER VS. MELANIE H. MIGNON INDIVIDUALLY AS EXECUTRIX OF THE ESTATE OF ROBERT M. MIGNON, DECEASED AND MELANIE H. MIGNON.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 26, 2023

July 11, 18, 25

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, July 26, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that pieces or parcel of land situated in the Township of Athens, County of Bradford and Commonwealth of Pennsylvania; bounded and described as follows:

BEGINNING at a point in the center line of the Athens-Milan Road, said point being thirty-nine and six-tenths (39.6) feet South of the Southeast corner of the George Plumper lot (now or formerly); running thence South eighty-six (86) degrees and twenty-six (26) minutes East, two hundred and seventy-five (275) feet to the West line of Pa. and N.Y.R.R. Co., running thence North two and one-half (2-1/2) degrees East, thirty-nine and six-tenths (39.6) feet alone said line of said railroad) running thence North eighty-six (86) degrees. And

twenty-six (26) minutes West, along the South line of land now or formerly of Mrs. M. D. Rockwell, ninety-five (95) feet, more or less to the Southeast corner of land conveyed by Jacob A. Healer to Irving Lincoln; running thence along the East line of said Lincoln land North two and one-half (2-1/2) degrees East, sixty (60) feet; running thence North eighty-six (86) degrees and twenty-six (26) minutes West, sixty (60) feet to the East line of land conveyed by D. J. Sweet, Sheriff, to G. N. Walker; running thence along the said East line of said Walker land North two and one-half (2-1/2) degrees East, sixty-four (64) feet, running thence Westerly one hundred (100) feet to the East line of the said Athena-Milan Road; running thence along said East line of said road South two (2) degrees and thirty-three (33), minutes West, one hundred and thirty-nine (139) feet; running thence North eighty-six (86) degrees and twenty-six (26) minutes West, twenty (20) feet, more or less, to the center of said road; running thence along the center of said road South two (2) degrees and thirty-three (33) minutes West, thirty-nine and six-tenths (39.6) feet to the place of beginning. Containing one-half (1/2) acre of land be the same more or less.

TOGETHER with all improvements, consisting of a 1-1/2 story, single frame dwelling with composition shingle roof, consisting of 9 rooms, 1-1/2 baths.

BEING the lame premises which Frank E. Detrick, Sheriff of the County of Bradford, by deed dated January 27, 1967, and recorded January 27, 1967, in the Office of Recording for Deeds and for Bradford County, Pa., in Deed Book Vol. 581, Page 460, granted and conveyed unto W. J. Driver as administrator of Veterans Affairs in fee.

The said W. J. Driver, administrator of Veterans Affairs, an Officer of the United States of America, having resigned said office, was succeeded by Richard L. Roud-

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bush, by appointment of the President of the United States.

ALSO KNOWN AS 29920 Route 220, Athens, PA 18810.

Parcel ID 09-020.02-015-000-000.

BEING the same premises which RICHARD L. ROUDEBUSH, ADMINISTRATOR OF VETERANS' AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA by Deed dated 09/22/1976 and recorded in the Office of Recorder of Deeds of Bradford County on 10/12/1976 at Book 644 Page 47 granted and conveyed unto ROBERT HARRY LANTZ AND ANNA MAE LANTZ, 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 LEGACY MORTGAGE ASSET TRUST 2022-GSI vs. ANNA MAE LANTZ.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 26, 2023

July 11, 18, 25

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, July 26, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point in the centerline and bed of SR 1004, known as Turkey Path, a road running generally easterly to Spring Hill and southwesterly to Merryall, said point being the most southeasterly corner of this parcel; thence along the centerline and bed of SR 1004, the following three (3) courses and distances: (1) South 64° 18' 16" West 43.22 feet to an angle point, (2) South 60° 16' 14" West 45.10 feet to an angle point, and (3) South 57° 37' 03" West 98.68 feet to a point in the centerline and bed of SR 1004, said point being the most southwesterly and southerly corner of this parcel; thence along remaining lands of Ernest J. Latini and Edward D. Latini on the west, lands of which this parcel was formerly a part, designated as Lot No. 1 on below recited survey map, passing over an iron off the north side of road, North 15° 49' 36" West 264.89 feet to an iron angle point; thence along the same on the west, uphill, North 01° 25' 17" West 232.66 feet to an iron, said point being the most northwesterly corner of this parcel; thence along the same on the north, North 77° 38' 03" East 191.30 feet to an iron, said point being the most northeasterly and northerly corner of this parcel; thence along the same on the east, downhill, South 01° 53' 42" East 252.03 feet to an iron angle point; thence along the same on the east, South 13° 37' 56" East, passing over an iron off the north side of road, 187.84 feet to a point in the centerline and bed of SR 1004, the point and place of beginning.

CONTAINING 1.9998 acres of land, more or less, and being Lot No. 3 as shown on a plan of minor subdivision prepared by James Walton, Registered Surveyor #7781E and Douglas Walton, Registered Surveyor #31440E, survey begun August 1, 1994, map completed August 18, 1994, being Map No. B-669-1 and being approved by the Bradford County Planning Commission on October 20, 1994, File No. 94-0143.

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The Grantors hereby convey to the Grantee, his heirs and assigns, any and all oil, gas and mineral interests they may have in the property described herein. Grantors also convey and assign to the Grantee, his heirs and assigns, any and all of that portion of any paid up oil and gas lease or its assigns that is attached and bound to the herein described property. In particular but not limited to, part of the Grantors interest in a paid up oil and gas lease, and any and all assignments thereof, dated September 29, 2009 with Chesapeake Appalachia, LLC and that is recorded in Bradford County Instrument No. 200927873.

BEING the same premises which Lydia L. Pardoe nbn Lydia L. Gavek and James C. Gavek, Sr., her husband, by General Warranty Deed dated July 24, 2013, and recorded July 29, 2013, in the Office of the Recorder of Deeds in and for the County of Bradford, Pennsylvania, as Instrument No. 201313634, granted and conveyed unto Steven M. Short and Staci L. Short, husband and wife, in fee.

Donna P. Latini joins in this Deed to release her rights under a first right of refusal reserved by herself and her husband Ernest J. Latini as set forth in Bradford County Record Book 320 at Page 366. Ernest J. Latini departed this life on May 30, 2007.

PARCEL # 61-103.00-079-002-000.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1317 Turkey Path Road, Wyalusing, PA 18853.

BEING THE SAME PREMISES which Steven M. Short and Staci L. Short, husband and wife, by Deed dated August 14, 2015 and recorded September 21, 2015 in the Office of the Recorder of Deeds in and for the County of Bradford, Pennsylvania in Instrument No. 201515098 granted and conveyed unto Gerald T. Jacques in fee.

AND THE SAID Gerald T. Jacques departed this life on or about January 26, 2021 thereby vesting title unto Carol Jacques, Michelle Clark, Michael Clark, Frank Clark,

and Jonathan Jacques, known heirs of Gerald T. Jacques and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Gerald T. Jacques, deceased.

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 CARRINGTON MORTGAGE SERVICES, LLC vs. CAROL JACQUES, KNOWN HEIR OF GERALD T. JACQUES, DECEASES, MICHELLE CLARK, KNOWN HEIR OF GERALD T. JACQUES, DECEASED, MICHAEL CLARK, KNOWN HEIR OF GERALD T. JACQUES, DECEASE, FRANK CLARK, KNOWN HEIR OF GERALD T. JACQUES, DECEASED, JONATHAN JACQUES, KNOWN HEIR OF GERALD T. JACQUES, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD T. JACQUES, DECEASED.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 26, 2023

July 11, 18, 25

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, July 26, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

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Parcel No. 52-068.02-043-000-000.

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

BOUNDED on the North by the Wolfe Bakery, formerly; on the East by the center of Sugar Creek; on the South by lands belonging to the Estate of Delos Rockwell, deceased, now or formerly; on the West by Canton Street, being twenty (20) feet wide on Canton Street, and twenty (20) feet on the East end of the same, and being a strip of land twenty (20) feet wide and with lines parallel with each other and being in depth about one hundred and twenty-five (125) feet running East from the West side of the walk and containing three thousand (3,000) square feet of land, be the same more or less.

EXCEPTING AND RESERVING, however, from the above described parcel land conveyed to New Trojan Bar, Inc., by Arthur I. Wilston and Eunice I. Wilston, his wife, by deed dated June 24, 1985 and recorded July 19, 1985 in Bradford County Record Book 9 at Page 941. The said lot being described as follows:

TO determine the point and place of beginning, start at a point on the center line of Canton Street (Route No. 14) where the lands of Arthur Wilston et ux., the Grantors herein., meet the lands of F. Marshall Case; thence North 34° West 77 feet crossing the sidewalk and along lands of F. Marshall Case to a point, being the point and place of beginning; thence North 56° East 20 feet through a building located on the premises from which this conveyance is made, to a point for a corner in line of lands of the New Trojan Bar, Inc.; thence along lands of the New Trojan Bar, Inc., South 34° East 29.35 feet to a point for a corner; thence through the lands of Arthur Wilston et ux., South 56° West 4 feet to a point for a corner; thence still through same, North 34° West 4 feet to

a point for a corner; thence still through same South 56° West 16 feet to a point for a corner; thence North 34° West partially along lands of F. Marshall 25.35 feet to the point and place of Beginning.

CONTAINING 523 square feet with a basement and one story frame building located thereon.

BEING the same lands conveyed by Arthur L Wilston and Eunice I. Wilston, Trustees under the Wilston Living Trust dated July 26, 1996, to Randy A Laue and Lovejoy A. Laue, his wife, by deed dated July 14, 2005 and recorded July 15, 2005 to Bradford County Instrument Number 200507710.

ALSO BEING the same lands in which a Right of First Refusal to purchase option was granted to the herein Grantee by deed dated January 11, 2007 and recorded January 15, 2007 to Bradford County Instrument Number 200700481.

ALSO GRANTING AND CONVEYING unto the Grantee herein as owner of Anthony's Bar & Grill, formerly New Trojan Bar, Inc., as referred to in Bradford County Record Book 9 at Page 941, all reservations contained in that deed. Said reservations in any event merge in the Grantee herein as a result of this conveyance and the Grantee prior acquisition of the lands and buildings of the former New Trojan Bar, Inc.

Schedule A

Parcel No. 52-068.02-041-000-000.

ALL that certain lot, tract or parcel of land lying and being in the Borough of Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

To determine the point and place of beginning, start at a point on the center line of Canton Street (Route No. 14) where the lands of Arthur Wilston, et ux., meet the lands now or formerly of F. Marshall Case; thence

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North 34 degrees West 77 feet crossing the sidewalk and along lands now or formerly of F. Marshall Case to a point, being the point and place of beginning; thence North 56 degrees East 20 feet through a building located on the premises from which this conveyance is made, to a point for a corner in line of lands of the New Trojan Bar, Inc.; thence along lands of the New Trojan Bar, Inc., South 34 degrees East 29.35 feet to a point for a corner; thence through the lands of Arthur Wilston, et ux., South 56 degrees West 4 feet to a point for a corner; thence still through same, North 34 degrees West 16 feet to a point for a corner; thence North 34 degrees West partially along lands of F. Marshall Case 25.35 feet to the point and place of beginning.

CONTAINING 523 square feet with a basement and a one story frame building located thereon.

EXCEPTING AND RESERVING a permanent right-of-way and easement to Arthur Wilson, et ux., their heirs, successors and assigns, to pass through and across the herein described premises, said right-of-way and access to be for the benefit of Arthur Wilston, et ux., their heirs, successors, assigns, lessees and business invitees and guests of the same said access to be through a door located on the eastern portion of the lot herein described from the eastern to the western portion of the lands of Arthur Wilston, et ux., their heirs, successors and assigns, through and along an existing hallway through a portion of the building therein conveyed, with the access to be for purposes of ingress, egress and regress.

ALSO EXCEPTING AND RESERVING here from a permanent easement to Arthur Wilson, et ux., their heirs, successors and assigns, to and upon the premises herein conveyed for the purpose of making necessary repairs, doing maintenance, or making capital improvements on the prem-

ises which may be directly or indirectly related to the maintenance of other lands owned by Arthur Wilston, et ux. located immediately adjacent to the subject premises.

ALSO GRANTING AND CONVEYING unto the Grantees herein, their heirs, successors and assigns, a permanent easement over and across lands of Arthur Wilston, et ux, located immediately East of the lands herein above described for the purpose of allowing the Grantees herein to have access to a set of double door entering the basement of the property herein conveyed for the purpose of ingress, egress and regress therefrom. This right-of-way shall not interfere with the use by Arthur Wilston. et ux., for other purposes, of the land to which the right-of-way is subject.

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

BOUNDED on the North by lands formerly of S.W. Pomeroy, now or formerly of S.M. Canedy; on the East by Sugar Creek; on the South by lands formerly of E.B. Parson, now or formerly of F. P. Case & Sons, Inc., and on the West by Canton Street.

BEING a strip of land twenty (20) feet in width on Canton Street and one hundred forty (140) feet in depth Containing about two thousand eight hundred (2800) square feet of land be the same more or less on which is situate a two story frame store building formerly known as "Balley's Restaurant" now or formerly known as "The New Trojan Restaurant."

BEING the same land conveyed by Randy A. Laue and Lovejoy A. Laue, his wife, to Anthony J. Close, by deed dated January 11, 2007, and recorded January 15, 2007 as Bradford County Instrument No. 200700-481.

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

Seized and taken into execution at the suit of CITIZENS & NORTHERN BANK vs. ANTHONY PAUL, INC.
Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
July 26, 2023

July 11, 18, 25

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, July 26, 2023 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 Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the west line of Stedman Street, at the northeast corner of Lot No. 31; one hundred forty (140) feet to a corner at the southeast corner of Lot No. 4; thence northerly along the east line of said Lot No. 4 fifty (50) feet to a corner at the southwest corner of Lot No. 28; thence easterly along the south line of said Lot No. 28 one hundred forty (140) feet to a corner in the west line of Stedman Street; thence southerly along the west line of said Stedman Street fifty (50) feet to the place of beginning. Being and intending to describe No. 29G on

the Stevenson and Stedman Plot, said plot being recorded in Deed Book Vol. 208 page 278, to which reference is hereby made.

Property Address: 103 Stedman Street, Sayre, PA 18840.

Parcel ID: 34-007.12-213-000-000.

Being the same premises that Dennis M. Nowacoski and Winifred Nowacoski, by deed dated 7/6/2007 and recorded 7/17/2007 in the office of the Recorder of Deeds in the County of Bradford, Commonwealth of Pennsylvania as Instrument No. 200707776 granted and conveyed to Cherri L. Zello, 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 CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F. A. vs. CHERRI ZELLO a/k/a CHERRI L. ZELLO.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
July 26, 2023

July 11, 18, 25

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, July 26, 2023 at 10:00 o’clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

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South Creek, County of Bradford, State of Pennsylvania, bounded and described as follows:

Beginning at the Southwest corner of the herein described tract, said point being a corner of lands now or formerly of Earl Saunders and Byron Ames; thence south along the Northern line of said Ames Tract 80° 01' East 169.22 feet to a point in the center of a road leading from Troy to Elmira; thence South 82° 40' East along the Northern line of property now or formerly of Frank Palmer a distance of 195.98 feet to a corner; thence North 12° 40' East along the Western line of property of the said Palmer a distance of 219.74 feet to a corner; thence North 77° 07' West along the Southern line now or formerly of F. B. Dunning a distance of 197.35 feet to a point in the center of aforementioned road South 12° 6' West a distance of 128.79 feet; thence North 82° 01' West along the Southern line of property now or formerly of Earl Saunders a distance of 166.22 feet to a point; thence South 14° 03' West a distance of 104.75 feet to the place of beginning.

Containing 1.39 acres of land, be the same more or less.

Being the same property conveyed to Mark A. Briggs and Deanna S. Briggs, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Dolores Jean Strong, single, dated March 29, 2000, recorded April 4, 2000, at Instrument Number 200002708, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

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. MARK A. BRIGGS & DEANNA S. BRIGGS.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 26, 2023

July 11, 18, 25