
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

Barrett, James W.

Late of Smithfield Township (died November 12, 2015)

Executrix: Elizabeth M. Kingsley, 1389 Rolling Hills Road, Columbia Cross Roads, PA 16914

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

SECOND PUBLICATION

Foux, Robert G.

Late of Terry Township (died September 9, 2015)

Administratrix: Melinda Alderson c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

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

THIRD PUBLICATION

Brimmer, Reuben

Late of Bradford County

Executor: George Brimmer, Jr. 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

Johnson, Verna D. a/k/a Verna M. Johnson

Late of Ulster Township (died November 12, 2015)

Co-Executors: Becky E. Hicks, 1909 Fairhaven Drive, Aliquippa, PA 15001 and Donald R. Johnson, 1493 Quicks Bend Rd., Sugar Run, PA 18846

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

Rogers, Gilbert

Late of Athens Township (died October 30, 2014)

Executrix: Connie L. Webster c/o Jonathan P. Foster, Sr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

Attorney: Jonathan P. Foster, Sr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

Watson, Irene M.

Late of Towanda Township (died November 18, 2015)

Executors: Jennifer S. Overpeck and Warren Overpeck c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

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

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for:

AUTO PARTS OF CANTON, INC. formed pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

CLIFTON R. GUISE, ESQUIRE
HALBRUNER, HATCH & GUISE, LLP
2109 Market Street
Camp Hill, PA 17011

Jan. 5

SHERIFF'S SALE

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

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ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

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

Parcel Number 25-099.00-177-000-000.

BEGINNING at a point in or near the center line of Township Road 398, said point also lying and being in the southeasternmost corner of other lands of Robert J. Cox et ux, Grantee herein; thence along said Township Road No. 398, in or near the center thereof; the following four (4) courses and distances: South $47^{\circ} 15'$ West 98.8 feet to a point; thence South $64^{\circ} 23'$ West 91.2 feet to a point; thence North $83^{\circ} 14'$ West 122.5 feet to a point; thence South $85^{\circ} 35'$ West 66.4 feet to a point for a corner; thence leaving said Township Road No. 398 and proceeding through a pin at or near the northerly edge of said Township Road No. 398, and along line of lands of Grantors herein, North $5^{\circ} 29'$ East 195.8 feet to a pin for an angle; thence continuing along line of lands of Grantors herein, through a pin, and through a second pin at or near the southerly edge of State Highway No. 08069 North $45^{\circ} 31'$ East 371.8 feet to a point in or near the center of said State Highway No. 08069 for a corner; thence along said State Highway No. 08069, in or near the center thereof South $61^{\circ} 30'$ East 10.5 feet to a point for a corner; thence leaving said State Highway No. 08069, and proceeding along line of other lands of Grantees herein; South $45^{\circ} 31'$ West 300 feet to a point for an interior corner, said point lying and being in the southernmost corner of said other lands of Grantees herein; along line of said other lands of Grantees herein, South $61^{\circ} 30'$ East 300 feet to a point in or near the center of Township Road No. 389, the point and place of beginning.

CONTAINING 1.32 acres, more or less, as per plat of Survey of George K Jones and Associates dated October 27, 1980, being Map Number 5-7835-1.

Parcel Number 25-099.00-178000-000.

BEGINNING at the intersection of the center line of State Highway #08069 and the center line of Township Road No. #T-398; thence along the center line of State Highway #08069, North 60° West 300 feet to a point; thence leaving said State Highway, South 50° West 300 feet to a point; thence South 60° East 300 feet to a point in the center line of Township Road #T-398; thence along the center line of said Township Road, North 50° east 300 feet to the point and place of beginning.

Grantors hereby convey to the Grantee, all of their right, title and interest, in any and all oil, gas and mineral rights in said premises. Grantors hereby transfer, set over and assign unto the Grantees, their heirs, successors and assigns, all of their right, title and interest in, to and under the oil and gas lease granted to Anadarko E&P Company, LP dated July 12, 2006 and recorded to Bradford County Instrument Number 200612246 and any and all extensions thereof and all future benefit and advantage to be derived therefrom.

BEING THE SAME PREMISES which Latona Trucking, Inc. by Deed dated 5/30/12 and recorded 6/8/12 in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument #201213072, granted and conveyed unto Pietro Cantale and Evelyn Cantale, husband and wife, in fee.

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.

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Seized and taken into execution at the suit of JP MORGAN CHASE BANK vs. EVELYN CANTALE.

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

Tax Parcel: 47-086.06-194-000000.
Premises Being: 105 Franklin Street,
Towanda, PA 18848.

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.

Jan. 5, 12, 19

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

BEGINNING at the Southwest corner of Mason Alley and Franklin Street; thence in a westerly direction along South side of Franklin Street fifty (50) feet to an iron pin for a corner; thence in a Southerly direction along other lands now or formerly of the Estate of Anna H. Meredith ninety (90) feet to an iron pin in the North line of lands conveyed by Bessie W. Bailette to James E. Meredith by deed dated October 4, 1926 and recorded in Bradford County Deed Book 361 page 359; thence in an Easterly direction along the North line of said Bailette lot now or formerly, fifty (50) feet to the West line of Mason Alley; thence in a northerly direction along West line to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward A. Maryott, single, by Deed from Johnny Ray Jordan and Amy Jordan, h/w, dated 12/19/2011, recorded 12/20/2011 in Instrument Number 201130254.

Seized and taken into execution at the suit of WELLS FARGO BANK vs. EDWARD MARYOTT.

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

Jan. 5, 12, 19

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

To arrive at the starting point for the description, begin at a point in the center of East Main Street where the lands of the Grantors' predecessors in title, and, now or formerly, E. T. Buffum join; thence in a southerly direction 231 feet to the point and place of beginning; thence in a southerly direction approximately 800 feet along the lands, now or formerly, of E. T. Buffum, Nancy I. Leonard and Simon Stanton to a point for a corner; thence in a westerly direction approximately 425 feet along the lands

of, now or formerly, Simon Stanton to a point for a corner; thence in a northerly direction approximately 1,031 feet along the lands, now or formerly, of J. F. Pierce Estate and Mrs. D. S. Kenyon to a point in the center of East Main Street; thence in an easterly direction approximately 105 feet along the center of said street to a point for a corner; thence in a southerly direction approximately 105 feet along the center of said street to a point for a corner; thence in a southerly direction approximately 231 feet along the lands of the Grantors' predecessors in title, to a point for a corner; thence in an easterly direction approximately 315 feet along the lands of the Grantors' predecessors in title, to the point and place of BEGINNING.

BEING the same land conveyed by Artie M. Holdren, widower, to Jeffrey L. Holdren and Shelly L. Holdren, his wife, by deed dated September 12, 1996, and recorded September 17, 1996, in Bradford County Deed Book 370 at Page 919.

ALSO BEING the same land conveyed by Jeffrey L. Holdren, widower, to Jeffrey L. Holdren, by deed dated June 13, 2013, and recorded in the office of the Bradford County Recorder of Deeds to Bradford County Instrument Number 201310817.

Bradford County Assessment Number: 53-068.01-146-000-000.

Property Address: 446 E. Main Street, Troy, Pennsylvania 16947.

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

Seized and taken into execution at the suit of 1ST CITIZENS COMMUNITY BANK vs. JEFFREY HOLDREN.

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

Jan. 5, 12, 19

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the township of 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. 08068, said point being in line of lands of Ronald Freeman and at the easternmost corner of the lands herein described; thence along the centerline of state highway route no. 08068 the following courses and distances: (1) south 55 degrees 31 minutes 10 seconds west 49.66 feet; (2) south 59 degrees 08 minutes 11 seconds west 47.92 feet; (3) south 66 degrees 17 minutes 16 seconds west 49.9 feet; (4) south 71 degrees 47 minutes 50 seconds west 69.18 feet to a point for a corner; thence leaving said roadway north 29 degrees 47 minutes 36 seconds west 200.0 feet to an iron pin located near the edge of the roadway to an iron pin located near the edge of the roadway to an iron pin for a corner; thence continuing along lands of lot no. 1 on the below referred to survey, north 63 degrees 57 minutes 17 seconds east 218.03 feet to a found iron pin for a corner in line of lands of Ronald Freeman; thence along lands of Ronald Freeman, south 29 degrees 00 minutes east 200.0 feet through a found iron pin located near the edge of the roadway to a point on the centerline of state highway no. 08068, being the point and place of beginning.

DESIGNATED as lot no. 2 on a survey entitled 'Jesse Freeman subdivision' pre-

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pared by John William ward, registered surveyor, survey dated June 15, 1984 and being map no. R-16.

TITLE TO SAID PREMISES IS VESTED IN Forrest E. Berry, by Deed from Forrest E. Berry and Mary E. Berry, h/w, dated 04/16/2008, recorded 04/30/2008 in Instrument Number 200805434.

Tax Parcel: 30/004.00/051/000 000/.

Premises Being: 1457 Centerville Road, Gillett, PA 16925-8974.

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

Seized and taken into execution at the suit of MATRIX FINANCIAL SERVICES CORP. vs. FORREST BERRY.

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

Jan. 5, 12, 19

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN LOT, piece or parcel of land situate in the TOWNSHIP OF ATHENS, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

BEGINNING at a point in the center line of Township Road #310 and being the southeast corner of lands herein described the following courses and distances: Continuing in a northerly direction along said

Township Road #310 North 43° 42' 34" West 42.25 feet to a point; thence North 46° 48' 23" West 40.81 feet to a point; thence North 50° 15' 15" West 48.59 feet to a point; thence North 56° 52' 44" West 144.41 feet to a point; thence North 55° 15' 34" West 61.72 feet to a point for a corner, being the northwesterly corner of the lot herein described; continuing thence along other lands of Jon W. Parshall, et al in a northerly direction, North 39° 38' 28" East 139.73 feet to a pin; thence North 71° 01' 16" East 60.34 feet to a pin; thence North 86° 32' 18" East 184.82 feet to a pin, being a southeast corner of said Jon W. Parshall's land and being the southwest corner of lands to be conveyed from Jon W. Parshall, et ux. to Brian L. Depew, continuing thence North 75° 34' West 136.06 feet to a pin for a corner; continuing thence South 32° 15' 43" West 364.34 feet through a pin to a point for a corner, being the point and place of beginning.

EXCEPTING AND RESERVING therefrom a certain right-of-way beginning in the centerline of the Township Road #310, fifty (50') feet southeast of the northwesterly corner of the lands above described and continuing on the following courses which define the centerline of the fifty (50') foot right-of-way: North 14° 13' 39" East 57.83 feet to a point; thence North 39° 38' 28" East 76.2 feet to a point; thence North 71° 01' 16" East 49.91 feet to a point; thence North 86° 32' 18" East 184.82 feet to a point, being the end of said right-of-way. A Right-of-Way/ Joint Driveway Agreement has been recorded simultaneously with this deed.

ALSO, EXCEPTING AND RESERVING the following right of first refusal: At such time as the Grantee herein shall desire to sell or dispose of the real estate herein referred to and shall have a bona fide purchase offer for such real estate, written notice thereof shall be given to the adjoining land owner's herein, namely: Jon W. Parshall,

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Pearl M. Parshall and Brian L. Depew, all individually. Should either land owner provide an accepting offer, they must do so to the within named Grantee, namely Conrad R. Parshall, within twenty (20) days of the written notification.

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

SO FAR AS the Grantors are aware, no hazardous waste is presently being disposed or has ever been disposed on the above described property by the Grantors or any other party.

BEING AND INTENDING to convey a portion of the same lands conveyed to Jon W. Parshall and Pearl M. Parshall, by general warranty deed from Jon W. Parshall and Pearl M. Parshall, his wife, and Seinosuke Yamashita and Mikiyo Yamashita, his wife, dated March 26, 1987 and recorded March 20, 1987 in Bradford County Land Record Book 050 at Page 130.

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. CONRAD PARSHALL.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

January 6, 2016

Jan. 5, 12, 19

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

All those certain lots, pieces or parcels of land situate, laying and being in the Township of Athens, County of Bradford and state of Pennsylvania, bounded and described as follows:

PARCEL NO. 1:

Beginning at a point in the East line of Bensley Street where it intersects with the South line of Fourth Street; thence Northerly along the East line of Bensley Street North 27 degrees East 145 feet to a corner in the South line of lands now or formerly owned by Henry J. Estate; thence easterly along the South line of lands of said estate South 62 degree 37 minutes East 42 feet to a corner in the West line of lands of Mathew Daddona; thence Southerly along the West line of said Daddona South 27 degrees West 145 feet to a corner in the South line of Fourth Street North 62 degrees 37 minutes West 42 feet to the place of beginning.

The above description was taken from a survey prepared by George K. Jones, County Surveyor, dated April 13, 1954, and bearing his Number 2644.

PARCEL NO. 2:

Beginning at a point of the North corner of lands owned by Mrs. Cortright 58.5 feet from the center of the extension of Bensley Street; thence Northerly parallel with Bensley Street 147 feet to a point in the South line of the lands of J. H. Bunnell; thence Easterly along the South line of J. H. Bunnell 42 feet to a point; thence Southerly parallel with the East line of Bensley Street 147 feet to the North line of Mrs. Cortright; thence Westerly along the North line of Mrs. Cortright lands 42 feet to the place of beginning.

PARCEL NO. 3:

Beginning at a point in the South line of proposed Fourth Street, said point being

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distant eighty four feet (84) East of the East line of Bensley Street at the southeast corner of lands now or formerly of Matthew Daddona, thence North twenty seven degrees east through an iron pin in the North line of Fourth Street a distance of one hundred forty five (145) feet to an iron pin in the South line of lands now or formerly of Anthony Hubish; thence along the South line of said Hubish lands South sixty two degrees thirty seven minutes East (S 62 degrees 37'E) a distance of one hundred twenty six feet (126) to a point for a corner in the Northwest corner of lands of Albert Frank; thence along the West line of lands of Albert Frank south twenty seven degrees West (S 27 degrees W) a distance of one hundred forty five feet (145) to the South line of Fourth Street; thence along the South line of Fourth Street North sixty-two degrees thirty seven minutes West (N 62 degrees 37 W) a distance of one hundred twenty six feet (126) to the point of beginning.

Being the Westerly three lots of four contiguous lots of Victoria Colofranceschi shown survey No. 2644 made by George K. Jones, Bradford County Surveyor, dated April 13, 1954.

Subject to the rights of the Township of Athens as set forth in a deed of dedication from Anna Hubish and Anthony Hubish, Jr., her husband; Ralph L. Kinney and Gertrude E. Kinney his wife; Cora Hall and J.P. Hall, her husband; Lucy Laux and Jacob H. Laux, her husband; Mary D. Frank and Albert J. Frank, her husband, Mary Sabin, widow; Thomas Johnson and Katherine Johnson, his wife to the Township of Athens dated April 26, 1958, and recorded in Bradford County Deed Book 528 at page 328.

TAX PARCEL # 09-007.07-030 (includes 09-007.07-028 and 09-007.07-029).

BEING KNOWN AS: 101 Fourth Street a/k/a 101 Academy Street, 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 U.S. BANK NATIONAL ASSOCIATION vs. JON D. NORTHRUP & PATRICIA NORTHRUP.

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

Jan. 5, 12, 19

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

BEGINNING at a point in the center of Pleasant Street at the Southwest corner of a lot formerly of George and Ella Rounds, now or formerly of Ella Platt; running thence along the center of Pleasant Street fifty-two and one-half (52 1/2) feet to the Southeast corner of the now or formerly Clendenney Lot; thence North one hundred thirty-four and four tenths (134.4) feet more or less to an iron pin; thence Easterly along the South line of the now or formerly Kilmer Plot fifty-two and one-half (52 1/2 feet) feet to an iron pin; thence Southerly one hundred thirty-four and four-tenths (134.4 feet) feet along the Westerly line of the now or formerly Rounds-Platt lot to the center line of Pleasant Street, the place of beginning.

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I. D. #36-020.22-611.

‘Deed Source: Book 295, Page 898.’

TITLE TO SAID PREMISES IS VESTED IN Michael W. Hickey, by Deed from William Hessler and Karen Hessler, his wife, dated 06/28/1994, recorded 07/05/1994 in Book 295, Page 898.

Tax Parcel: 36/020.22/611/000/000.

Premises Being: 106 Pleasant Street a/k/a 106 Valor Street, Sayre, PA 18840-1225.

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 JP MORGAN CHASE BANK vs. MICHAEL HICKEY.

Clinton J. Walters, Sheriff

Sheriff’s Office

Towanda, PA

January 6, 2016

Jan. 5, 12, 19

SHERIFF’S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 27, 2016 at 10:00 o’clock in the forenoon the following described property to wit:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN SAYRE BOROUGH, COUNTY OF BRADFORD, COMMONWEALTH OF PENNSYLVANIA.

BEGINNING AT A POINT IN THE WEST LINE OF WEST STREET, AT ITS INTERSECTION WITH THE SOUTH LINE OF LANDS OF M. J. TITUS, NOW OR FORMERLY; THENCE WESTERLY

ALONG SAID SOUTH LINE OF M. J. TITUS, NOW OR FORMERLY, 128.2 FEET TO A CORNER; THENCE SOUTHERLY PARALLEL WITH THE SAID STREET, 37 FEET TO A CORNER; THENCE EASTERLY PARALLEL WITH THE SAID SOUTH LINE OF TITUS, NOW OR FORMERLY, 128.2 FEET TO A CORNER IN THE WEST LINE OF WEST STREET AFORESAID; THENCE ALONG THE WEST LINE OF WEST STREET, NORTHERLY 37 FEET TO THE PLACE OF BEGINNING.

Tax ID: 36-020.22-549.

BEING THE SAME PREMISES which Kevin Clark and Shannon Clark, husband and wife and Roger L. Brown and Doris L. Brown, husband and wife, by Deed dated 3/25/11 and recorded 3/28/11 in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument #201108626, granted and conveyed unto Justin R. Kutt, single, as sole owner, in fee.

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 vs. JUSTIN KUTT.

Clinton J. Walters, Sheriff

Sheriff’s Office

Towanda, PA

January 6, 2016

Jan. 5, 12, 19

SHERIFF’S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on

BRADFORD COUNTY LAW JOURNAL

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

Description of Parcel

Tax Parcel No. 46-113.00-123-000-000.

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 a point in the center line of Township Road No. 448, said point being the northeasterly corner of lands of Blaine Sollick; thence from said point of beginning and along the center line of Township Road No. 448, the following three courses and distances: (1) South 23° 21' West 379.1 feet to a point; (2) South 26° 45' West 189.1 feet to a point; and (3) South 35° 37' West 104 feet to a point, being the most southerly point of the lands hereby described; thence North 4° 59' East 646.7 feet through a pin located at or near the right-of-way line of Township Road No. 448 to a pin in a hedgerow marking the northwesterly corner of the lands herein described; thence along the southerly line of lands of Blaine Sollick as marked by a hedgerow South 79° 51' East 243.5 feet through a pin located at or near the right-of-way line of Township Road No. 448 to a point in the center line of said road, being the point and place of beginning.

BEING a triangular-shaped parcel of land containing 1.98 acres, more or less, as shown on survey prepared by George K. Jones & Associates, dated August 24, 1981, and bearing Map No.: S-9215-3.

ALSO BEING, the same lands conveyed by Candy Lea Lilley, Administratrix cum testamento annexo of the Estate of John Robert Blow, to Richard J. Parsons and Danielle M. Parsons, his wife, by deed dated October 18, 2010 and recorded as Bradford County Instrument No. 201025462.

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 JEANETTE GRICK-HASSIS vs. DANIELLE PARSONS & RICHARD PARSONS.

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

Jan. 5, 12, 19

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

Beginning at the easterly line of lot formerly of John Nolan, now Thomas Arthur Johnson on the north side of Lombard Street; thence easterly along Lombard Street 47 feet more or less to a corner of North Fourth Street; thence northerly along the west line of North Fourth Street, 102 feet more or less to a corner of land of John W. Mix, nor or formerly, and Mrs M. M. Spalding, now or formerly; thence south 47 degrees west 51-1/2 feet or thereabouts to a stake; thence in a direct line 85 feet to the place of beginning.

Being known and numbered as 202 Lombard Street, Towanda, PA 18848.

BEING the same premises which Walter E. Drake and Frances Drake, his wife, by

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Deed dated January 24, 1962 and recorded January 29, 1962 in and for Bradford, granted and conveyed unto Thomas Arthur Johnson and Margaret Johnson.

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. MARGARET JOHNSON.

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

Jan. 5, 12, 19