
Bradford County Law Journal

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Clare Printing

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Telephone (570) 888-2244 FAX (570) 888-2295

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 Prot. 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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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

Ashley, Ethel

Late of Wyalusing Borough (died November 9, 2017)

Administrator: Daryl Miller c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

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

Starr, Peter

Late of South Waverly Borough (died February 22, 2018)

Executrix: Barbara Chandler c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

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

Yanavitch, Betty Irene

Late of Stevens Township (died March 13, 2018)

Administrator: Edward Bolton, 3055 Little Meadows Rd., Warren Center, PA 18851

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

SECOND PUBLICATION

Bailey, Rachel I.

Late of Monroeton (died March 15, 2018)

Executor: Eric W. Bailey c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Ball, August T.

Late of 2594 Riverside Drive, Sayre (died April 8, 2018)

Executrix: Susan Seck, 2312 Riverside Drive, Sayre, PA 18840

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Dunfee, James J. a/k/a James Joseph Dunfee

Late of Sayre Borough (died March 25, 2018)

Co-Executors: Colleen Dunne, 324 Lockhart Street, Sayre, PA 18840 and James Michael Dunfee, 102 Brock Street, Sayre, PA 18840

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

Johnson, Hettie

Late of Asylum Township (died February 10, 2018)

Executrix: Kay Benjamin c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Moore, David P.

Late of Sayre Borough (died March 3, 2018)

Executor: Edwin R. Moore, Jr., 5803 Wolcott Hollow Rd., Athens, PA 18810

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

THIRD PUBLICATION

DeSisti, Amber Lynn

Late of Athens Borough (died January 15, 2018)

BRADFORD COUNTY LAW JOURNAL

Administratrix: Patricia DeSisti c/o Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Attorneys: Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Hickey, Daniel E. a/k/a Daniel Edward Hickey

Late of Athens Township (died February 28, 2018)

Executrix: Danielle E. Hickey, 195 Cayuta Street, Sayre, PA 18840

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

Hiduk, Kathleen

Late of Towanda Borough (died October 19, 2017)

Executrix: Cheryl McGuire c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Oliver, Robert W., Sr. a/k/a Robert Willson Oliver, Sr.

Late of Wyalusing Borough (died January 28, 2018)

Executrix: Mary Robyn Oliver, 40 Sanford Drive, Randolph, NJ 07869

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

Stoddard, Lahman L. a/k/a Lahman Lee Stoddard

Late of Wilmot Township (died March 21, 2018)

Co-Executors: Kathleen S. Stoddard, 72 Sandra Lee Blvd., West Milton, PA 17886 and James L. Stoddard, 1182 Grant Hill Rd., Sugar Run, PA 18846

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

Vandervort, Mary E.

Late of Warren Township (died November 13, 2017)

Administratrix: Tammy L. Timchak c/o Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Attorneys: Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Wilcox, Scott Lee a/k/a Scott L. Wilcox

Late of Wilmot Township (died July 19, 2017)

Executrix: Yvonne W. Sickler, 897 Sugar Hill Road, Sugar Run, PA 18846

Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

REGISTER'S NOTICE

0814-0205 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF EDWARD J. PAYNE, Executor of the Estate of Robert W. Payne a/k/a Robert William Payne, Deceased, late of Canton Borough, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 15th day of May 2018.
Shirley Rockefeller
Register of Wills

May 1, 8

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that the undersigned, to engage in business under the fictitious name of:

BJM LAND SERVICES
has registered the said name with the Pennsylvania Department of State, Bureau of Corporations and Charitable Organizations, Harrisburg, PA.
BJM Land Services
2235 Ridge Rd.
Athens, PA 18810

May 8

BRADFORD COUNTY LAW JOURNAL

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that the undersigned, to engage in business under the fictitious name of:

KRS BOOKKEEPING
has registered the said name with the Pennsylvania Department of State, Bureau of Corporations and Charitable Organizations, Harrisburg, PA.
KRS Bookkeeping
2235 Ridge Rd.
Athens, PA 18810

May 8

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to Section 311 of Act 1982-295 (54 Pa. C.S. §311), there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on April 18, 2018, a Certificate for the conduct of a business in Bradford County, Pennsylvania, under the assumed or fictitious name, style or designation of:

D&H 2
with its principal place of business at: 162 Sullivan Street, Canton, Pennsylvania 17724.

The name and address of the entity owning and interested in said business are: D & H Keystone Market, Inc., 168 Fassett Street, Canton, PA 17724.
**McNERNEY, PAGE,
VANDERLIN & HALL**
433 Market Street
Williamsport, PA 17701

May 8

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, May 30, 2018 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.

Parcel No. 49-086.02-109-000-000.

BEGINNING on the west side of York Avenue at the southeast corner of lands now or formerly of William Hobart Little; thence South along the west line of York Avenue, 75 feet to a corner of lands now or formerly of Robert E. Taylor; thence along the north line of said William Little lot, 195.25 feet to a 20 foot alley; thence along the east line of said William Hobart Little; thence East, along said line and parallel with the south line of the herein described premises 195.25 feet to the west line of York Avenue, the place of beginning.

BEING the south two-thirds of Lot No. 4 and the north one-third of Lot No. 3 of the Kirby's and Moody's subdivision of Towanda as laid out by Hiram E. Bull, in August 1883.

TOGETHER with full rights to said 20 foot alley and right to lay and maintain a sewer pipe across a portion of the lot of said William Hobart Little as set out in deed of the Sheriff of Bradford County to Ulysses M. fell, dated 29 August 1902 and recorded in Bradford County Deed Book 251 at Page 486, in which reference is made for full statements of rights, etc.

BEING the same premises conveyed to Allen R. Strawn by deed from Paul H. Strohl, Jr., single, and Lisa A. Sheredy, single, recorded immediately prior to this instrument.
Parcel No. 49-086.02-064-000-000.

BEGINNING at the corner of the west line of York Avenue, at the southeast corner of lands formerly of Georgia Piolett, later Joseph Blackwell, et ux, and now or formerly of Harry R. Wenck; thence running southerly along the west line of York Ave-

BRADFORD COUNTY LAW JOURNAL

nue, 72 feet to a corner of lands formerly of Jessie E. Carroll, now or formerly of William L. Wilson; thence along the same, west about 68 feet to a corner of lands formerly of Georgia Piollett, later Joseph Blackwell, et ux, and now or formerly of Harry Wenck; thence along the south line of said lands about 200 fet to the place of beginning.

BEING the same premises conveyed to Allen Strawn and Violet Strawn, his wife, by deed of Guido R. Lisella and Helena Lisella, his wife, dated 13 May 1999 and recorded 21 May 1999 to Bradford County Instrument No. 199905296.

Parcel No. 49-086.02-063-000-000.

On the north by lands formerly of Charles N. Shepard, now or formerly of G. Harold Ritter and Priscilla B. Ritter; on the east by York Avenue; on the south by lands now or formerly of Ralph A. and Veda A. Lunger; and on the wet by Orchard Street, said lot being 100 feet in width on York Avenue and Orchard Street and 200 feet deep.

BEING the same premises conveyed to Allen Strawn and Violet Strawn, his wife, by deed from Claire Barnhill and Henry Barnhill, her husband, dated 26 April 2000 and recorded 6 June 2000 to Bradford County Instrument No. 200005005.

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

Parcel No. 49-086.02-026-003-000.

BEGINNING at a found pin at the intersection of the western edge of the right of way of William Street with the southern edge of the right of way of Packer Avenue, at the northeastern corner of the herein described premises; thence along the western edge of William Street the follow two courses and distances:

1. South 13° 41' 32" East 26.16 feet to a found pin at an angle; and

2. South 8° 30' East 95.66 feet to a pin at the southeastern corner of the herein de-

scribed premises, in the northern line of other premises now or formerly of John Kizer, et ux., shown as Lot No. 2 on survey map number 2110-A of George K. Jones and Associates, Registered Surveyors;

Thence along said Lot No. 2 the following two courses and distances:

1. South 81° 14' 3" West 104.91 feet to a pin at an angle; and

2. South 8° 45' 57" East 10 feet to a pin in line of other lands now or formerly of John Kizer, et ux., shown as Lot No. 3 on the aforesaid survey;

Thence along said Lot No. 3 South 81° 14' 3" West 31.94 feet to a pin in line of other lands now or formerly of John Kizer et ux., shown as Lot No. 4 on the aforesaid survey, the southwestern corner of the herein described premises; thence along said Lot No. 4 North 5° 46' 53" West 115.32 feet to a pin in the southern edge of the right of way of Packer Avenue, the northwestern corner of the herein described premises; thence along the southern edge of the right of way of Packer Avenue North 73° 55' 23" East 130.11 feet to the point and place of beginning.

CONTAINING 15,467 square feet of land and an apartment building, and being shown as Lot No. 1 on survey map number 2110-A of George K. Jones and Associates, Registered Surveyors, dated November, 1986.

BEING the same premises conveyed by Ellen Hardenburg Whited, Executrix of the Estate of Judith A. Hardenburg to Allen R. Strawn, single, by deed dated 26 August 2010 and recorded immediately prior to the recording of this instrument.

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.

BRADFORD COUNTY LAW JOURNAL

Parcel No. 49-086.02-109-000-000.

BEGINNING on the west side of York Avenue at the southeast corner of lands now or formerly of William Hobart Little; thence South along the west line of York Avenue, 75 feet to a corner of lands now or formerly of Robert E. Taylor; thence along the north line of said William Little lot, 195.25 feet to a 20 foot alley; thence along the east line of said alley, North 75 feet to the south line of said William Hobart Little; thence East, along said line and parallel with the south line of the herein described premises 195.25 feet to the west line of York Avenue, the place of beginning.

BEING the south two-thirds of Lot No. 4 and the north one-third of Lot No. 3 of the Kirby's and Moody's subdivision of Towanda as laid out by Hiram E. Bull, in August 1883.

TOGETHER with full rights to said 20 foot alley and right to lay and maintain a sewer pipe across a portion of the lot of said William Hobart Little as set out in deed of the Sheriff of Bradford County to Ulysses M. fell, dated 29 August 1902 and recorded in Bradford County Deed Book 251 at Page 486, in which reference is made for full statements of rights, etc.

BEING the same premises conveyed to Allen R. Strawn by deed from Paul H. Strohl, Jr., single, and Lisa S. Sheredy, single, dated 8 March 2010 and recorded 12 March 2010 to Bradford County Instrument No. 201005028.

PARCEL NO. 2

ALL that certain lot, piece or parcel of land, lying and being in the Third Ward of the BOROUGH OF TOWANDA, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Parcel No. 49-086-02-067-000.000.

COMMENCING at a pin situate at the common intersecting point of the westerly line of York Avenue and the northerly line of Ann Street; thence South 80° 40' West

154 feet along the northerly line of Ann Street to a pin situate in the southeasterly corner of lands now or late of John L. Bailey et ux; thence North 13° 20' West 101.4 feet along the easterly line of said Bailey's land to a pin, said pin being situate in the southerly line of lands now or late of Emma and Mary Arnout; thence North 81° East 153 feet along the southerly line of said Arnout lands to a pin situate in the westerly line of York Avenue; thence South 13° 30' East 100 feet to the place of beginning.

The foregoing description is according to survey by George K. Jones, Bradford County Surveyor, dated December 10, 1954, Survey No. 2835 and said survey is hereby incorporated by reference and made a part of the foregoing description.

BEING the same lands conveyed by Deborah B. Eleniewski a/k/a Deborah E. Kafes, single, to Rhoda A. LaForest by deed dated April 22, 1992, and recorded April 23, 1992, in Bradford County Record Book 210, Page 691.

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 of on the above described property by the Grantors or any other party.

SUBJECT to a 15 foot wide right of way more fully set forth in Bradford County Record Book 379 at Page 907.

BEING the same premises conveyed by Rhoda A. LaForest, now by marriage, Rhoda a. Brooks, and Donald Brooks, her husband, to Allen Strawn, by deed dated December 18, 1999, and recorded January 4, 2000, in Bradford County Instrument #200000059.

BRADFORD COUNTY LAW JOURNAL

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. ALLEN R. STRAWN.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
May 9, 2018

May 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, May 30, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

All those certain lot, pieces or parcels 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 stake and stone, an original corner now or formerly of William Scouten and on line of now or formerly of Stephen Keyes' land; thence along said line South 87 1/2 degrees East nineteen (19) rods and fifteen (15) feet to the center of the road leading from Sylvania to Austinville; thence along said road in a southeasterly direction, twenty-three and one-fourth (23 1/2) rods; thence in an Easterly direction one hundred twenty-two (122) feet to a stake; thence in a southeasterly direction fifty-four (54) feet to a stake at a corner; thence in a Southeast course fifty-nine (59) feet to the center of the

road; thence along said road in a North course fifty-eight (58) feet; thence in a southwest direction eleven and one fifth (11 1/5) rods to a post; thence south three degrees West fifty-one (51) rods and fifteen (15) feet to a post; thence by land now or formerly of David L. Smith, North 87 degrees seventeen (17) rods to a stake; thence North 3 degrees East by lands of William Scouten, eighty-four and one-sixteenth (84 1/16) rods to the place of beginning.

Containing ten (10) acres, more or less.

Excepting and Reserving the following described lands; Lot #2 to Wilbur Cronk, Jr. beginning at point in the Sylvania-Austinville Road as Found in above description; thence in an Easterly direction 122 feet to a stake; thence in a Southeasterly direction 54 feet to a stake in the corner; thence in a Southeast-erly course 59 feet to the center of the road; thence North along center of the road to the place of beginning. The above land when the exception is remove as above intended to describe all of the Avants land lying West of the Sylvania-Austinville road, the land being conveyed by James Avants et ux to Wilbur Cronk Jr. in Bradford County Deed Book 571 Page 658.

The above lands are part of Lot #1 of lands conveyed to James Avants and Beatrice Avants by a deed dated August 12, 1954 and recorded in Bradford County Deed Book 499 at page 425.

Under and Subject to the ultimate width of right-of-way of any public highways, roads or streets, all public utility rights-of-way, rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record including right of way to North Penn Gas in Deed Book 610 at page 1123.

Also, excepting and reserving from the above parent tract the following lands conveyed to Alan D. Putnam and Tina Putnam, his wife by deed on September 26th 1986;

Beginning at a point in the center line of State Road No 08047 where the lands of

BRADFORD COUNTY LAW JOURNAL

James Schucker and the Grantor herein come together; thence leave the center line of said State Road and go South 85 degrees 37 minutes 56 seconds West 201.87 feet through an iron rod set near the edge of said State Road and along the lands of James Schucker to a second iron rod for a corner thence North 5 degrees 33 minutes 10 seconds West 104.48 feet through the lands of the Grantor herein to an iron rod for a corner; thence North 57 degrees 44 minutes 33 seconds East 159.61 feet through the lands of the Grantor herein an iron rod set near the edge of State Road No. 06047 and on to a point in the center line of said State Road; thence follow the center line of said State Road the following courses and distances; South 15 degrees 47 minutes 15 seconds East 56.04 feet; thence South 24 degrees 01 minute 42 seconds West 61.65 feet; thence South 29 degrees 34 minutes 16 seconds East 73.09 feet to another point in the center line of said State Road which is the point and place of beginning. Containing 0.564 acres more or less as per survey of Jon P. Seifried, Registered Surveyor, survey dated June 1986 and being Map No. B-67-4.

This conveyance to the Alan and Tina Putnam is found in Bradford County record Book 37 at page 1. Being and intending to described the lands conveyed to Alden C. Woodward, less exceptions, by James and Beatrice Avants on April 29th 1965 and recorded in Bradford County Deed Book 572 at page 472.

TITLE TO SAID PREMISES IS VESTED IN Robert Lee Fuller and Glenda Gale Fuller, his wife, by Deed from Alden C. Woodward, single, Dated 01/27/1990, Recorded 02/12/1990, in Book 137, Page 939.

ROBERT LEE FULLER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of ROBERT LEE FULLER's death on or about 07/03/2015, his ownership interest was au-

tomatically vested in the surviving tenant by the entirety.

Tax Parcel: 17-067.00-004.

Premises Being: RR 1 BOX 213, a/k/a 545 IRON MINE R, TROY, PA 16947-9669.

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 BRANCH BANKING & TRUST COMPANY vs. GLENDA FULLER.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

May 9, 2018

May 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, May 30, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point in the center line of Township Road No. 434, said point being a distance of 15 feet in a northwesterly direction along the center line of said Township Road No. 434 from the Northeasterly corner of lands now or late of Robert Morris; thence from said point of beginning the following courses and distances through other lands of

BRADFORD COUNTY LAW JOURNAL

Claude W. and Hazel R. Dietz, now or formerly; South 71 degrees West 550 feet through a pin in the westerly line of Township Road No. 434 to a pin, North 23 degrees 30 minutes West 305 feet to a pin, North 60 degrees East 551 feet along a hedgerow and fence through a pin in the westerly line of Township Road No. 434 to a point in the center of Township Road No. 434; thence South 23 degrees 30 minutes East 406 feet along the center line of Township Road No. 434 to the point of beginning. Containing 4.5 acres of land, be the same more or less.

Title to said Premises vested in Mahlon D. Dyer and Mary Margaret Dyer by Deed from Mahlon D. Dyer dated August 5, 2010 and recorded on August 10, 2010 in the Bradford County Recorder of Deeds as Instrument No. 201018766.

Being known as: RR 1 Box 172 Quicks Bend aka 437 Dietz Rd, Sugar Run, PA 18846.

Tax Parcel Number: 58-115.09-003-000-000.

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

Seized and taken into execution at the suit of US BANK NATIONAL ASSOCIATION vs. MARY M. DYER.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
May 9, 2018

May 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, May 30, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Springfield Township, County of Bradford and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Springfield Township Road No. 633, where the lands of the previous Grantors meet with the lands now or formerly of Alfred Close; thence along the centerline of said Township Road the following courses and distances: (1) North 76 degrees 37 minutes 44 seconds West 244.44 feet; (2) North 75 degrees 07 minutes 52 seconds West 107.89 feet; thence leaving the centerline of said Township Road, North 32 degrees 34 minutes 36 seconds East 302.22 feet; thence South 77 degrees 05 minutes 08 seconds East 250.56 feet; thence South 12 degrees 54 minutes 52 seconds West 290.23 feet to the centerline of Township Road No. 633 (erroneously No. 33), to the point and place of BEGINNING.

CONTAINING 1.999 acres as per Vernon O. Robbins Subdivision prepared by Jon P. Seifried, a Pennsylvania Registered Surveyor, dated June 10, 1991, and approved by the Bradford County Planning Commission on July 26, 1991.

HAVING THEREON erected a dwelling known as: 107 STROBRIDGE ROAD, COLUMBIA CROSS ROADS, PA 16914.

TAX PARCEL: 42-043.00-040-009.

ASSESSED VALUE: \$25,750.

COMMON LEVEL RATIO: 3.08 (July 2017).

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

BRADFORD COUNTY LAW JOURNAL

BEING THE SAME PREMISES WHICH Brandon M. Hicks and Leigha J. Hicks, husband and wife, by Deed dated October 3, 2015 and recorded October 14, 2015 in Bradford County Instrument No. 201516504, granted and conveyed unto Heather C. Kennedy.

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 PENNSYLVANIA HOUSING FINANCE AGENCY vs. HEATHER KENNEDY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
May 9, 2018

May 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, May 30, 2018 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, lying or being in the Township of Rome, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the centerline of Township Road numbered T-606, said point being where the lands of Margaret Dimon and the lands herein described intersect; thence running through a pin on the Southeasterly side of the said road and along

the lands of Margaret Dimon and the lands of Bradley Dimon South 8 degrees, 24 minutes, 10 seconds West, 738.22 feet to a point; thence along the lands of Bradley Dimon South 82 degrees, 24 minutes, 42 seconds East, 224.4 feet to a pin for a corner; thence along the lands of Rodney Allis South 8 degrees, 26 minutes, 29 seconds West, 811.78 feet to a pin; thence along the lands of Kim Gunn Miller North 81 degrees, 04 minutes, 54 seconds West, 561.99 feet to a pin; thence along the lands of Kermit Haas North 6 degrees, 31 minutes, 03 seconds East, 220.23 feet to a pin; thence still along the lands of Kermit Haas and running through a pin set on the Easterly side of the aforesaid Township Road North 81 degrees, 29 minutes, 29 seconds West, 194.6 feet to a point in the centerline of the said road; thence the following courses and distances along the centerline of the said Township Road numbered T-606 North 26 degrees, 45 minutes, 49 seconds East, 64.96 feet, North 23 degrees, 50 minutes, 29 seconds East, 208.73 feet, North 21 degrees, 06 minutes, 20 seconds East, 104.37 feet, North 13 degrees, 32 minutes, 55 seconds East, 165.71 feet, North 20 degrees, 34 minutes, 53 seconds East, 41.83 feet; North 23 degrees, 54 minutes, 21 seconds East, 52.41 feet; North 28 degrees, 49 minutes, 34 seconds East, 45.71 feet, North 33 degrees, 08 minutes, 48 seconds East, 51.09 feet, North 36 degrees, 52 minutes, 17 seconds East, 104.698 feet; North 38 degrees, 23 minutes, 56 seconds East, 166.69 feet; North 40 degrees, 15 minutes, 38 seconds East, 440.67 feet to the place of beginning.

CONTAINING 15.91 acres. The above described land is shown on a survey by George K. Jones & Associates of Towanda, PA, map numbered 10825-1, dated October, 1997.

The above described lands received sub-division approval by the Bradford County Planning Commission on November

BRADFORD COUNTY LAW JOURNAL

26, 1997, as recorded to Map No. 5450 located in Drawer 34, Map 233, also recorded to Bradford County Instrument Number 199721091.

EXCEPTING AND RESERVING, however, to the Grantors herein, now or formerly, a one-half interest in any and all proceeds payable to the owners of the within described property by reason of an Oil and Gas Lease given by Ruth Liguori to East Resources, Inc. dated May 23, 1996, and recorded in Bradford County Record Book 369, Page 924.

PARCEL NO. 32-062.00-164-001-000.
BEING KNOWN AS 393 Elliott Road
f/k/a RR 2 Box 230F, Wysox, PA 18854.

BEING THE SAME PREMISES which Wayne E. Cacciola and Cheryl A. Cacciola, husband and wife, by Deed dated November 25, 1997 and recorded December 5, 1997, in the Office of the Recorder of Deeds in and for the County of Bradford, as Instrument No. 199721373, granted and conveyed unto Wes Hodge and Ann Hodge, 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.

Seized and taken into execution at the suit of LSF10 MASTER PARTICIPATION TRUST vs. WES HODGE & ANN HODGE.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
May 9, 2018

May 8, 15, 22

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, May 30, 2018 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 Athens Township, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a point, said point being the intersection of common boundary line of lands of Hazel Parks and lands of John Parks, now or formerly, at the place where said common boundary line intersects with the center line of Township Road 823, thence South 18° East 376.5 feet along center line of said Township Road 823, to a point, being the Northeast corner of lands surveyed to Ruth Parks, now or formerly; thence South 87° West 345.1 feet along the common boundary line between the lands of Hazel Parks, now or formerly and lands surveyed to Ruth Parks, now or formerly and across the creek to a pin set in Eastern line of lands of Orrin Henry, now or formerly; thence along common boundary line between lands of Hazel Parks, now or formerly and lands of Orrin Henry, now or formerly, North 3° 30' East 208 feet to a pin; thence continuing along said common boundary line between lands of Hazel Parks, now or formerly and lands of Orrin Henry, now or formerly, North 21° 45" East 115 feet to a pin set in common boundary line between lands of Hazel Parks, now or formerly, lands of Orrin Henry, now or formerly and lands of John Parks, now or formerly; thence crossing the creek South 61° East 73 feet to a pin, thence North 49° East along lands of John Parks, now or formerly, 148 feet through a pin to place of beginning.

EXCEPTING AND RESERVING 0.5 acres to James E. Kellogg & Ruth A. Kellogg by recorded October 22, 1975 to Bradford County Deed Book 637, Page 700.

BRADFORD COUNTY LAW JOURNAL

TITLE TO SAID PREMISES IS VESTED IN Terry Lee Schmoyer, Jr., married, by Deed from Aaron Anthony and Anitra Anthony, his wife, dated 08/29/2011, recorded 09/02/2011 in Instrument Number 201122205.

Tax Parcel: 09-020.25-009-000-000.

Premises Being: 1498 ROUND TOP ROAD, ATHENS, PA 18810-9224.

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. TERRY SCHMOYER, JR.

Clinton J. Walters, Sheriff
Sheriff’s Office

Towanda, PA
May 9, 2018

May 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, May 30, 2018 at 10:00 o’clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL the following described lot, piece or parcel of land lying and being in the Borough of Athens, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake at the corner of Church and Orchard Streets; thence by the East line of Church Street North 14 degrees 45 minutes East fifty (50) feet to the southwest corner of Lot No. 189; thence by the

South line of same South 75 degrees 15 minutes East one hundred seventy-five (175) feet to the West line of Lot No. 201; thence by the same 14 degrees 45 minutes West fifty (50) feet to the North line of Orchard Street; thence by the North line of said Orchard Street North 75 degrees 15 minutes West one hundred seventy five (175) feet to the place of beginning and being Lot No. 188 on the Murray Plot.

BEING AND INTENDING to describe the same premises described in a deed from Mary S. Rae now Mary S. Gabauer to Joseph J. Gabauer and Mary S. Gabauer, his wife, dated February 12, 1993, and recorded August 10, 1993 in Bradford County Record Book 260 at Page 885.

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.

And the said Grantors will hereby specially warrant and forever defend the property hereby conveyed.

TITLE TO SAID PREMISES IS VESTED IN NICHOLAS A. SPAULDING, SINGLE, by Deed from JOSEPH J. GABAUER AND MARY S. GABAUER, HIS WIFE, Dated 04/01/2013, Recorded 04/10/2013, Instrument No. 201306299.

Tax Parcel: 08/020.17/414/000 000/.

Premises Being: 602 CHURCH STREET, ATHENS, PA 18810-1806.

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. NICHOLAS A. SPAULDING.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA

May 9, 2018

May 8, 15, 22

BRADFORD COUNTY LAW JOURNAL

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, May 30, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain lot of land in Sayre Borough, County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Center line of Keystone Avenue, at the Southeast corner of lands now or formerly of the Hyatt Estates; thence Southerly along the said center line, 80 feet to the Eastern terminus of the Center line of Pleasant Street; thence Westerly along the center line of said Pleasant Street, 139 feet to a corner; thence Northerly, 79 feet to a stake in the South line of lands now or formerly of said Hyatt Estate, 118 feet West of the Center line of said Keystone Avenue; thence Easterly along the South line of said Hyatt Estate lands, 118 feet to the center line of said Keystone Avenue, to the Place of Beginning.

BEING TAX PARCEL NO. 360202261400-0000.

BEING KNOWN AS 412 South Keystone Avenue, Sayre, PA 18840.

BEING the same premises in which Daniel L. Bell and Lisa M. Bell, his wife, by deed dated 09/03/1996 and recorded 09/04/1996 in the and for the County of Bradford, Commonwealth of Pennsylvania, in Book 369, Page 0131, granted and conveyed unto Gregory Wortman and Gale T. Wortman, 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 WILMINGTON TRUST NA-

TIONAL ASSOCIATION vs. GREGORY WORTMAN, GALE WORTMAN.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
May 9, 2018

May 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, May 30, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT TRACT OR PARCEL SITUATE AND BEING IN THE BOROUGH OF SOUTH WAVERLY, COUNTY OF BRADFORD AND COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF WARREN STREET, SAID POINT BEING 161.5 FEET FROM THE INTERSECTION OF THE CENTER LINE OF PITNEY STREET WHERE IT INTERSECTS WITH THE CENTER LINE OF WARREN STREET;

THENCE NORTH 81° 55' WEST, A DISTANCE OF 150 FEET TO AN IRON PIN ON THE EAST LINE OF LANDS OF WILLIAM M. CROWLEY ET UX, NOW OR FORMERLY;

THENCE NORTH 8° 5' EAST A DISTANCE OF 75 FEET TO AN IRON PIN AT A POINT ON THE SOUTH LINE OF NO. 3 OWNED BY CLYDE E. BENNETT SR. AND LYDIA C. BENNETT NOW OR FORMERLY

THENCE SOUTH 81° 55' EAST, A DISTANCE OF 150 FEET TO THE CENTER LINE OF WARREN STREET. BEING THE SOUTHEAST CORNER OF LOT NO. 2;

BRADFORD COUNTY LAW JOURNAL

THENCE SOUTH 8° 5' WEST THROUGH THE CENTER LINE OF WARREN STREET, A DISTANCE OF 75 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 60 WARREN STREET, SAYRE, PA 18840.

PARCEL #41-007.05-160.

BEING THE SAME PREMISES which Kimberly S. Birney, f/k/a Kimberly S. Dutchess, single, Deed dated September 5, 2003 and recorded September 12, 2003 in the Office of the Recording of Deeds, in and for Bradford County, in Record Deed Instrument 200314283, granted and conveyed unto KIMBERLY S. BIRNEY and TIMOTHY A. BIRNEY, wife and husband.

INTEREST AFTER JUDGMENT AT SIX (6%) PERCENT: \$15.50 PER DIEM. ASSESSED VALUE: \$35,700.

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

Seized and taken into execution at the suit of BANK OF AMERICA vs. KIMBERLY BIRNEY & TIMOTHY BIRNEY. Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
May 9, 2018

May 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, May 30, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point in the centerline of Oakhill Road; thence running through a found pin representing the southwest corner of the lot to be conveyed; thence running South 85 degrees 39 minutes 50 seconds East 340.5 feet to a pin representing the southeast corner of the lot to be conveyed; thence running North 3 degrees 38 minutes 58 seconds east 59.94 feet to an iron pin; thence running North 3 degrees 38 minutes 58 seconds east 188.06 feet to an iron pin representing the northeast corner of the property to be conveyed; thence running North 83 degrees 04 minutes 42 seconds east 339 feet to an iron pin representing the northwest corner of the property to be conveyed; thence running to the centerline of Oakhill Road; thence running South 03 degrees 30 minutes 58 seconds west 19.24 feet to a point; thence running South 03 degrees 33 minutes 33 seconds west 30.84 feet to a point; thence running South 03 degrees 58 minutes 09 seconds west 261.31 feet to a point to the point and place of the beginning.

CONTAINING 1.9924 acres as depicted on a survey by Bruce Benish P.L.S., Professional Land Surveyor, dated October 2, 2013 and approved by Bradford County Planning Commission on November 15, 2013 at File No. 2013-103 and recorded in Bradford County Recorder of Deed on November 19, 2013 to Instrument Number 201322814 and to map number 9083.

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 FREEDOM MORTGAGE CORP. vs. WILLIAM HAAS & MELANIE HAAS. Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
May 9, 2018

May 8, 15, 22