
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 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

Blackburn, Kathleen M.

Late of New Albany (died July 29, 2017)
Administrator: Edward C. Blackburn,
Sr. c/o William J. Salerno, Esquire, 220
Radcliffe Street, Bristol, PA 19007
Attorney: William J. Salerno, Esquire,
220 Radcliffe Street, Bristol, PA 19007

Coulter, Eva P. a/k/a Eva Patsy Coulter

Late of Athens Township (died August
14, 2017)
Co-Executors: Susan Betzer, 1631
Martin Hill Rd., Coming, NY 14830 and
Richard Patsy, 2852 Wood Valley Ct.,
Jacksonville, FL 32217
Attorneys: R. Joseph Landy, Esquire,
Landy & Rossettie, PLLC, 228 Des-
mond Street, P.O. Box 206, Sayre, PA
18840-0206

Felter, Wayne Joseph, Sr.

Late of Wyalusing Borough (died July
1, 2017)
Administrator: Wayne J. Felter, II, 906
Homet Heights Rd., Wyalusing, PA
18853
Attorneys: Wm. Alan Shaw, Esquire,
Landy & Rossettie, PLLC, 228 Des-
mond Street, P.O. Box 206, Sayre, PA
18840-0206

Siegel, Charles E.

Late of Rome Township (died August
10, 2017)

Co-Executrices: Patricia M. Gobble, 175
Route 467, Wysox, PA 18854 and
Elizabeth I. Spaciano, 61 Carverton
Road, Trucksville, PA 18708

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

SECOND PUBLICATION

Bolt, Connie R.

Late of Franklin Township (died No-
vember 16, 2016)

Co-Executrices: Desiree Pruyne, 525
Second St., Towanda, PA 18848 and
Lorraine Bolt, 54 Sasquatch Ln., Mon-
roeton, PA 18832

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

Otto, Charles

Late of 527 Rummerfield Creek Road,
Wyalusing (died August 9, 2017)
Executor: Robert G. Otto, 8989 Verree
Road, Philadelphia, PA 19115

THIRD PUBLICATION

Brown, Gloria M. a/k/a Gloria May Brown a/k/a Gloria May Garrison Brown

Late of Smithfield Township (died June
22, 2017)

Executrix: Deborah E. Freeman a/k/a
Deborah Freeman, 567 Stringham Road,
Gillett, PA 16925

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

Cox, Thomas, Jr.

Late of the Borough of Monroe
Administrator: David J. Cox, 31 Heron
Road, Lititz, PA 17543

Attorneys: Good & Harris, LLP, 132
West Main Street, New Holland, PA
17557-1295

REGISTER'S NOTICE

0814-0178 FIRST AND FINAL AC-
COUNT AND PROPOSED DISTRIBU-
TION OF CINDY EVANS, Executrix of

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the Estate of William Boyd Schelle, late of Canton Twp., Bradford Co., PA.

0816-0324 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF CATHERINE J. SEELYE, Administratrix of the Estate of Jeffrey J. Seelye, late of Sylvania Borough, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 19th day of September, 2017.

Shirley Rockefeller
Register of Wills

Sept. 5, 12

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, September 27, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

BEGINNING at a point at or near the center line of Sheshequin Township Road T-726, known as Sackett Road, the southeastern corner of the herein described premises, in the common intersection hereof with lands of Perl and Lillian Shores, described as appears in Bradford County Deed Book 579 at page 256; thence along said lands of Shores and along and within a tree, stone and fence line, North 80 degrees 00 minute 00 second West through an iron pin found on line 1,404.40 feet to an iron pipe found in line of lands of Robert J. Bustin, described as appears in Bradford County Deed Book 605 at page 581, the southwestern corner of the herein described premises; thence along said lands of Bustin and along or near tree line North 10 decrees 43 minute 56 seconds East 835.00 feet to an iron pin set in line of remaining lands of Vanderploog from which the herein described premises is subdivided, the northwestern

corner hereof; thence along said lands of Vanderploog South 79 degrees 52 minutes 18 seconds East 1,045.03 feet to an iron pipe found in line lands of grantees Kinney; thence along said lands of Kinney the following three courses and distances: (1) South 81 decrees 51 minutes 33 seconds East 95.00 feet to a found iron Pin, (2) South 6 degrees 49 minutes 47 seconds West 381.00 feet to a found iron pipe, and (3) South 82 degrees 31 minutes 13 seconds East 229.00 feet to a point at or near the center line of Sackett Road, the easternmost point of the herein described premises; thence along or near the center line of Sackett Road South 9 degrees 31 minutes 15 seconds West 465.24 feet to the point of beginning.

CONTAINING 24.6729 acres, and being Lot 2 depicted on plat of survey job No. 200215 of Bruce Bennish, P.L.S., dated 28 June 2002, approved by the Bradford County Planning Commission as subdivision No. 2002-096 on 17 July 2002, and recorded the same day in the office of Recorder of Deeds of Bradford County as Instrument No. 200209243, microfilm map No. 6632, paper map No. 175, in Drawer 41.

TAX PARCEL # 38-048.00-017-000.000.

BEING KNOWN AS: 3140 Ghent Hill Road, Ulster, PA 18850.

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 REVERSE MORTGAGE SOLUTIONS vs. DANIEL H. VANDERPLOOG, JR.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 6, 2017

Sept. 5, 12, 19

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SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, September 27, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point in the center of State Route 1012 said point being the northwest corner of the herein described lot; thence along the center of State Route 1012 South 73° 42' 35" East a distance of 66.10 feet; thence continuing along the center of State Route 1012 South 78° 29' 26" East a distance of 245 feet to a point for a corner, said point being the northeast corner of the herein described lot and the northwest corner of lands now or formerly of Gary Wickwire; thence along the western line of lands of Gary Wickwire South 07° 00' 00" West a distance of 263.23 feet to a pin for a corner said pin being the southeast corner of the herein described lot; thence along the northern line of lands now or formerly of Gary Wickwire North 82° 44' 09" West a distance of 319.66 feet to a pin for a corner said pin being the southwest corner of the herein described lot; thence along the eastern line of lands now or formerly of James L. Kintner and Joan Kintner North 09° 00' 00" East a distance of 291.87 feet to the point and place of beginning in the center of State Route 1012.

Title to said Premises vested in Theron G. Wickwire and Stacy L. Wickwire by Deed from Gary Wickwire dated December 9, 2005 and recorded on December 12, 2005 in the Bradford County Recorder of Deeds as Instrument No. 200514463.

Being known as: 2760 Mercur Hill Rd., Wysox, PA 18854.

Tax Parcel Number: 62-075.00-144-001.

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 MORTGAGE SOLUTIONS OF COLORADO vs. THERON WICKWIRE & STACY L. WICKWIRE.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Sept. 6, 2017

Sept. 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, September 27, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point North 42 degrees 35 minutes 28 seconds East 72.78 feet from the centerline of Monroe Township Road 375, through lands of Dunn from which this lot is subdivided, to a found rebar, said rebar being the point of beginning; thence through said lands of Dunn three courses and distances: (1) North 51 degrees 28 minutes 29 seconds East 159.09 feet, (2) South 52 degrees 42 minutes 17 seconds East 108.03 feet and (3) South 22 degrees 13 minutes and 36 seconds West 131.38 feet to a point in line of lands of Harry Barnes and

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Phyllis Barnes, with which this lot is being combined; thence along said lands of Barnes two courses and distances: (1) North 47 degrees 31 minutes 08 seconds West 107.28 feet, and (2) North 79 degrees 13 minutes 00 seconds West 83.05 feet to the place of beginning.

CONTAINING 0.41 acre of land, according to survey map No. 2457 of Butler Land Surveying, LLC., Scott S. Williams, PLS., dated 26 June 2007, approved as subdivision No. 2007-186 by the Bradford County Planning Commission on 28 November 2007, and recorded the same day in the office of the Recorder of Deeds of Bradford County as Instrument No. 200713922, microfilm Map No. 7847, and paper map 156 in Drawer 47.

UNDER AND SUBJECT to an Oil and Gas Lease to Chesapeake Appalachia., L.L.C., dated 14 July 2006, and recorded 14 November 2006 as Bradford County Instrument No. 200614715.

BEGINNING at a point in the center line of Township Road T-375, said point being the southwesterly corner of the lands about to be described, and said point being located the following two courses and distances along the center line of Township Road No. T-375 from the approximate northwest corner of lands of Bruce and Janet Davis: (1) North 46 degrees 57 minutes 30 seconds West 353.05 feet to a point, and (2) North 49 degrees 42 minutes 38 seconds West 418.02 feet to the point and place of beginning; thence from said point of beginning and through the lands of David G. Dunn the following six courses and distances: (1) North 42 degrees 35 minutes 28 seconds East 16.51 feet to a set rebar located at or near the northerly right-of-way line of said Township Road; (2) North 42 degrees 35 minutes 28 seconds East 56.27 feet to a set rebar; (3) South 79 degrees 13 minutes East 83.05 feet to a set rebar; (4) South 47 degrees 31 minutes 08 seconds East 347.11 feet to a set

rebar marking the northeasterly corner of the lands hereby described; (5) South 42 degrees 35 minutes 28 seconds West 80.43 feet to a set rebar located at or near the northerly right-of-way line of Township Road T-375; and (6) South 42 degrees 35 minutes 28 seconds West 20.0 feet crossing the northerly right-of-way line of Township Road T-375 to a point in the center line of said Township Road; thence along the center line of Township Road T-375, North 49 degrees 42 minutes 33 seconds West 418.02 feet to a point in the center line of said road, the point and place of the beginning.

CONTAINING 1.0 acre of land, more or less, as shown on survey prepared by Mark O. Shaylor dated November 3, 1986, and bearing Map No. 4086.

UNDER AND SUBJECT to a front yard setback line of 16.5 feet from the center line of Township Road T-375 and with rear and side yard setback lines of 10 feet from the property lines all as more fully shown on the above recited survey.

TAX PARCEL # 25-098.00-108.

BEING KNOWN AS: 671 Dunn Hill Road, Monroeton, PA 18832.

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 PACIFIC UNION FINANCIAL vs. MICHAEL MARTIN.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 6, 2017

Sept. 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

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, September 27, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain piece or parcel of land lying and being in the Township of Ulster, County of Bradford and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at the Southwest corner of now or formerly J. S. Loomis lot in the center of a small brook; thence South on the west line of the now or formerly M. S. Warner farm, to the line of the now or formerly Ralph Russell farm North line; thence Westerly along the North line of the said Russell farm to the aforesaid brook; thence down said brook its several courses to the place of beginning. CONTAINING eight acres more or less.

ALSO ALL THAT CERTAIN lot, piece or parcel of land situate in Ulster Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner of the land hereby conveyed on line of land now or formerly owned by George Page and Arthur Flood; thence south eighty-six (86 degrees) degrees east along said Flood land, now or formerly, forty-eight (48) rods to the northwest corner of land now or formerly owned by Myron S. Warner and Raymond B. Arnold, and to the center of the public road leading from Milan to Laurel Hill; thence along said land and the center of said road south thirty-one (31 degrees) degrees west, twenty-three (23) rods to an angle in said road; thence along the same south ten and one-half (10 1/2 degrees) degrees west, nineteen (19) rods to an angle in said road; thence along the same south ten (10 degrees) degrees west ten (10) rods to an angle in said road; thence along the same south fifty-five (55 degrees) degrees west nine (9) rods to an angle in said road; thence along the same south eighty-three (83 degrees) degrees west

twenty-two (22) rods to an angle in the road; thence along the same south seventy-one (71 degrees) degrees west twelve (12) rods to a corner of land now or formerly owned by Henry Huff and William Kennedy; thence along said Kennedy land, now or formerly, north four (4 degrees) degrees east, and also along said Flood land, now or formerly, sixty-seven (67) rods to the place of beginning; containing fifteen and one-half (15 1/2) acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Wayne H. Leonard and Debbie M. Leonard, his wife, by Deed from Thelma Wright, aka Thelma D. Wright, widow, dated 08/20/2008, recorded 08/22/2008 in Instrument Number 200813585.

WAYNE H. LEONARD was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of WAYNE H. LEONARD's death on or about 07/07/2014, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 5504600094000000.

Premises Being: RR 1 Box 83 a/k/a 4847 Laurel Hill Road, Milan, PA 18831.

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 PHH MORTGAGE CORP. vs. DEBBIE LEONARD.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 6, 2017

Sept. 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

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, September 27, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN LOT, piece or parcel of land situate, lying and being in the Borough of Rome, County of Bradford, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of public way known as Route #187, said point also being on the common boundary of lands formerly of Bert Miller and Lands to be conveyed; thence in an easterly direction along said common boundary line for a distance of 258 feet to a point, said point being on the common boundary line between lands formerly of Bert Miller and lands to be conveyed and being the northeast corner of lands to be conveyed; thence in a Southerly direction a distance of 200 feet to a point; thence in a Westerly direction 258 feet to the center of said public way; thence along the center of said public way a distance of 200 feet to the place of beginning.

CONTAINING approximately one (1) acre of land, be the same more or less.

EXCEPTING AND RESERVING, however, from the lands above described the Northerly half as conveyed by Edward Rice et ux to Letha Neal by deed dated April 20, 1955 and recorded May 5, 1955 in Bradford County Deed Book 505 at Page 484, described as follows:

BEGINNING at a point in the center of the public way known as Route #187 said point also being on the common boundary of lands now or formerly of Bert Miller and Lands to be conveyed; thence in an Easterly direction along said common boundary line for a distance of 258 feet to a point, said point being on the common boundary line between lands now or formerly of Bert Miller and Lands to be conveyed and being the Northeast corner of lands to be conveyed; thence

in a Southerly direction a distance of 100 feet to a point; thence in a Westerly direction 258 feet to the center of the public way; thence along the center of said public way a distance of 100 feet in a Northerly direction to the place of beginning. Containing approximately 1/2 acres of land, be the same more or less.

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

BEGINNING at common intersecting point of the Southwest corner of lands currently owned by Julia Menichelli and the center line of SR 0187, thence and the Northerly point of triangular shaped Parcel about to be described; thence proceeding along the Southerly boundary by lands currently owned by Julia Menichelli, South 53 degrees 57 minutes 17 seconds East 258 feet passing through a currently erected garage to a point, thence proceeding along lands of Dorothy Gerould, now or formerly the following two courses and distances: (1) South 32 degrees 25 minutes 57 seconds West 24.92 feet to a point and (2) North 48 degrees 28 minutes 53 seconds West 260.76 feet along a ditch to the point and place of beginning.

CONTAINING 3,208.47 square feet described as Lot #2 of survey by George K. Jones & Associates dated August 1993 bearing Map #10629-1.

Said above survey was approved as a subdivision by the Bradford County Planning Commission on May 12, 1994 and was recorded in the office of the register and recorder on May 12, 1994.

UNDER AND SUBJECT to set back lines according to Rome Borough Zoning Code.

UNDER AND SUBJECT to well set back line whereby no well is to be drilled within 185 feet of center line of road.

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TAX PARCEL # 31-062.03-022-000-000.

BEING KNOWN AS: 458 Main Street, Rome, PA 18837.

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 QUICKEN LOANS INC. vs. DANIELLE M. SICKLER.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Sept. 6, 2017

Sept. 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, September 27, 2017 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 Wyalusing, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner of a building lot, formerly owned by George N. Atwood, now or formerly by J. L. Biles, and bounded on the West by the highway leading from Campdown to Bally Bay and on the North by lands formerly owned by Israel Camp and Almond Fuller, now or formerly owned by Samuel E. Cronk; on the east by lands formerly owned by said Camp and Fuller, now or formerly owned by Samuel E. Cronk, and on the South by lands formerly owned by George N. Atwood, now or formerly by J. L. Biles.

CONTAINING three-fourths of an acre of land, more or less.

BEING the same premises conveyed to Dennis A. Dewitt and Peggy L. Dewitt, his wife by Donald J. Dewitt, Single, by deed dated August 26, 1993 and recorded August 27, 1993 in Bradford Record Book 263 at page 0074.

The above described premises are more particularly described as follows:

BEGINNING at a point on the centerline of the cartway of Township Road #484, being the northwest corner of lands of Larry W. and Janice F. Otis, now or formerly, and the Southwest corner of the lot herein described; thence running along the centerline of the cartway of Township Road #484, along lands of Howard A. and Nancy W. Wilson, now or formerly, and lands of Ralph Glove and Charlene Gullotta, now or formerly, the following three courses and distances: (1) North 32 degrees 44 minutes 15 seconds West for a distance of 110.9 feet; (2) North 31 degrees 31 minutes 30 seconds West for a distance of 107.6 feet; and (3) North 34 degrees 13 minutes 15 seconds West for a distance of 28.0 feet to a point; thence leaving Township Road #484 and running along lands of Robert and Rosemarie Ottaviani, now or formerly, the following two (2) courses and distances: (1) South 79 degrees 04 minutes 15 seconds East for a distance of 273.2 feet passing through a set pin on line and running to a set pin; and (2) South 09 degrees 56 minutes 00 seconds West for a distance of 179.4 feet to a set pin; thence running along the aforementioned lands of Otis, now or formerly North 79 degrees 04 minutes 15 seconds West for a distance of 107.3 feet passing through a set pin on line and running to a point on the centerline of the cartway of the aforementioned Township Road #484, the point and place of beginning.

Said property contains 0.78 acres of land, more or less reference meridian astronomic

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north and more particularly described on Plat #651.00 dated October 25, 2003 prepared by Glen R. Yasharian, professional land surveyor.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or street, all public utility right-of-way whether or not of record, as well as to any and all easements or eight-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 of or has ever been disposed of on the above described property by the Grantors or any other party.

TAX PARCEL #: 61-103-01-031-000-000.

BEING KNOWN AS: 76 Brink Billings Creek a/k/a RD1 Box 75, Wyalusing PA 18853.

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

Seized and taken into execution at the suit of M & T BANK vs. TAWNYA BLEMLE.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 6, 2017

Sept. 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, September 27, 2017 at 10:00

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

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

BEGINNING at a point on the centerline of West Street, said point being the southeastern most point of the herein described lot; thence along the centerline of West Street the following ten (10) courses and distances: (1) North 83 degrees 24 minutes 35 seconds West 75.72 feet. (2) North 84 degrees 11 minutes 39 seconds West 93.48 feet, (3) North 85 degrees 24 minutes 21 seconds West 93.08 feet, (4) North 78 degrees 55 minutes 01 seconds West 78.39 feet, (5) North 63 degrees 34 minutes 04 seconds West 40.04 feet, (6) North 51 degrees 09 minutes 44 seconds west 39.34 feet, (7) North 43 degrees 54 minutes 24 seconds West 22.74 feet, (8) North 34 degrees 23 minutes 45 seconds West 28.4 feet., (9) North 24 degrees 57 minutes 31 seconds West 23:11 feet, and (10) North 12 degrees 08 minutes 20 seconds West 40.99 feet to a point in the centerline of said Street, said point being the line of demarcation between Rome Borough and Rome Township; thence along the centerline of T.R. 742 the following two (2) courses and distances: (1) North 07 degrees 36 minutes 08 seconds West 84.72 feet., and (2) North 78 degrees 34 minutes 33 seconds West 8.28 feet (through a pin set 54.99 feet and a pin set 210.99 feet from the centerline of T.R. 742) to a pin; thence South 71 degrees 11 minutes 57 seconds East 471.99 feet along the southern boundary line of Lot No.4 and Lot No.2 of the hereinafter survey to a pin; thence South 17 degrees 17 minutes East 28.5 feet along the western boundary line of Lot No.2 of the hereinafter mentioned survey to a pin; thence continuing along the western boundary line of Lot No.2, South 07 degrees 41 minutes 59 seconds East 97.43 feet (through a pin along the northern edge of West Street) to a

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point in the center line of West Street, the point and place of beginning.

CONTAINING 1.64 acres of land, more or less (identified as Lot No. 1) as shown on survey prepared by George K. Jones & Associates, dated December 1991, revised November 1997, bearing Map No. 6468.1 and approved by the Bradford County Planning Commission on March 3, 1998, File No. 98-028.

TAX PARCEL #: 31-062.02-020-000-000.

BEING KNOWN AS: 194 West Road, Rome, PA 18837.

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 PACIFIC UNION FINANCIAL vs. JODI L. MILLER.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 6, 2017

Sept. 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, September 27, 2017 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 northeast corner of the lot herein conveyed; thence west along the line of Pratt Avenue, 50 feet to a corner; thence south along lands formerly owned by Edward Brennan, later John Ryan Estate, and now or late of Dale Berry et ux, 150 feet to a corner; thence east along lands formerly of William Burgess, later of Mills, and now or late of Margaret Gills, 50 feet to a corner; thence north along a lot formerly of George F. Thomas, now or late of Richard McMenaman, 150 feet to the place of beginning. Being a lot with 50 feet frontage on Pratt Avenue and 150 feet deep.

Being the same property conveyed to Michael E. Davis, single who acquired title by virtue of a deed from Charles P. Kinsman, single, dated September 24, 2010, recorded September 29, 2010, at Instrument Number 201023492, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

Parcel No.: 49-073.01-035-000-000.

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 WELLS FARGO BANK vs. MICHAEL E. DAVIS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 6, 2017

Sept. 5, 12, 19