

# Bradford County Law Journal

ISSN 1077-5250

Vol. 10 Towanda, PA Tuesday, January 16, 2018 No. 3



The Court:                   The Honorable Maureen T. Beirne, President Judge  
                                      The Honorable Evan S. Williams, III, Judge

Editors:                     Albert C. Ondrey, Esquire, Chairman  
                                      Daniel J. Barrett, Esquire  
                                      Christopher Bradley, Esquire

Com. of PA v. Kammerer ..... 6

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**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.

Subscription \$85.00 per annum.

**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**

**Fisher, Timothy W. a/k/a Timothy Wayne Fisher**

Late of Orwell Township (died September 20, 2017)

Administrator: Kyle Joseph Fisher c/o Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848

Attorney: Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848, (570) 265-4492

**Honour, William J.**

Late of Wysox Township (died November 22, 2017)

Executrix: Gail M. Baker c/o Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848

Attorney: Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848, (570) 265-4492

**Pipher, Randall L.**

Late of Bradford County.

Executrix: Barbara D. Pipher c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

**SECOND PUBLICATION**

**Andrien, Bruce A., Sr.**

Late of West Burlington Township (died December 25, 2017)

Executor: Bruce A. Andrien, Jr., 7 Finch Lane, Guilford, CT 06437

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

**Callear, Rachel A.**

Late of 888 Glen Valley Road, Athens (died November 10, 2017)

Executor: Ronald Callear, 882 MacAfee Road, Milan, PA 18831

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

**Saunders, Gerald E.**

Late of Canton Township (died November 25, 2017)

Co-Executors: Deborah J. Huffman, 89 Hoyt Lane, Canton, PA 17724, Barry L. Saunders, 5950 Southside Road, Canton, PA 17724 and Diana M. Packard, 237 E. Union Street, Canton, PA 17724

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

**Thall, Alberta E.**

Late of New Albany Borough (died October 15, 2017)

Executor: Ralph B. Thall, 561 Front Street, New Albany, PA 18833

Attorney: Kenneth R. Levitzky, Esquire, P.O. Box 489, Dushore, PA 18614

**Ward, Phyllis**

Late of Springfield Township (died November 21, 2017)

Executor: Anthony S. Ward, 249 Misty Hill Lane, Troy, PA 16947

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

**Wilcox, Kathryn G. a/k/a Kathryn L. Wilcox**

Late of Sheshequin Township (died November 14, 2017)

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Executor: Richard J. Wilcox, 3963 Sheshequin Road, Towanda, PA 18848  
Attorneys: Mark D. Hipp, Esquire, Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110-0950, (717) 232-5000

### **Young, Shirley**

Late of Troy Borough (died October 19, 2017)  
Administratrix: Bonnie Avery, 216 Columbia Road, Troy, PA 16947  
Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

### **THIRD PUBLICATION**

### **Ellinger, Walter M.**

Late of Bradford County  
Executrix: Darlene Smith c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848  
Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

### **Gearhart, Irvin D.**

Late of Warren Township (died October 22, 2016)  
Administratrix: Christine Gearhart, 2197 Highland Lake Rd., Warren Center, PA 18851  
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

### **Rosencrance, Lawrence J.**

Late of Bradford County  
Administrator: Jeremy Rosencrance c/o Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848  
Attorneys: Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

### **Smith, Betty S.**

Late of West Burlington Township (died April 5, 2017)  
Executor: George H. Smith, 1457 Sheshequin Rd., Towanda, PA 18848  
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

### **Thompson, Ann M. a/k/a Anne M.**

#### **Thompson Haglich**

Late of the Borough of Towanda (died October 2, 2017)

Administrator: Robert Thompson, 6184 Putter Drive, Allentown, PA 18106

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

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### **SHERIFF'S SALE**

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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 31, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

#### **LONG FORM DESCRIPTION**

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

BEGINNING at a point at the intersection of the center line of Township Road No. 904, State Highway 699 and Township Road No. 881; thence along the center line of Township Road No. 881, North 76° 10' West 273.8 feet to a point; thence through a pin situate in the northerly right-of-way line of said Township Road No. 881 and along the easterly line of lands of Kenneth Moore, North 15° 15' East 225 feet to a pin for a corner; thence along the northerly line of lands of said Kenneth Moore; North 74° 45' West 214.9 feet to a pin for a corner; thence along a fence line and easterly line of lands of Leo Payne, North 15° 15' East 174 feet to a pin for a corner; thence through lands of Wilsey Vought, South 75° 55' East 485.8 feet through a pin situate on the westerly right-of-way line of Township Road No. 904

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to the center of said road; thence along the center line of said Township Road No. 904, South 14° 44' West 402.4 feet to the place of beginning.

CONTAINING 3.4 Acres per survey No. 6570 made by George K. Jones, County Surveyor, February 12, 1969.

Commonly known as 30 Huddle Road, Rome, PA 18837.

Being Parcel No. 59-023.00-113.

BEING the same premises which Boyd F. Nichols, by Deed dated November 13, 1990, and recorded March 18, 1991, in the Office of the Recorder of Deeds in and for the County of Bradford, Deed Book 64, Page 700, granted and conveyed unto Leslie J. Nichols a/k/a Leslie Boag, 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 LSF9 MASTER PARTICIPATION TRUST vs. LESLIE J. NICHOLS (a/k/a LESLIE BOAG) & ALASTAIR BOAG.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
January 10, 2018

Jan. 9, 16, 23

**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 31, 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 Towanda Borough,

County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a corner on Mechanic Street between said lot and lands of Theodore L. Dickerson, now or formerly, easterly 150 feet to lands of John Holmes Estate land, now or formerly; thence southerly along said John Holmes Estate land, now or formerly, 41.5 feet to a corner; thence westerly along lands of Guy C. Hollon Estate, now or formerly, 150 feet to the east line of Mechanic Street; thence northerly along the east line of Mechanic Street 42.5 feet to the place of beginning. Being lot number 2 of a block of five lots on the east side of Mechanic Street, known as the Sanderson Lots, and being the premises known as the R. A. Van-Sickle lot.

TITLE TO SAID PREMISES IS VESTED IN Cody M. Reider and Kimberly Ann Reider, h/w, by Deed from Donald P. Mulno and Vicki M. Mulno, h/w, Dated 08/23/2014, Recorded 09/05/2014, Instrument No. 201419970.

Tax Parcel: 4808603080000000.

Premises Being: 28 Mechanic Street, Towanda, PA 18848-1109.

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 PENNY MAC LOAN SERVICES vs. CODY REIDER, KIMBERLY REIDER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
January 10, 2018

Jan. 9, 16, 23

**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 31, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

### LEGAL DESCRIPTION

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

On the North by Lot No. 39; on the East by River Street (formerly called Water Street); on the South by Lot No. 41 and a portion of lot No. 42, and on the West by Lot No. 23; being Lot No. 40 in a plot or survey made by Z.F. Walker, known as the Satterlee plot and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, in Deed Book 110 at page 258; having a frontage on River Street of seventy-six and fivetenths (76.5) feet its North line being one hundred eighty-four (184) deep and its South line one hundred seventy four feet (174) feet deep; being the same property conveyed to Mrs. Elizabeth Mullins by Edmond Cangle and Elizabeth Cangle, by deed dated September 10, 1883, and recorded in the Recorder's Office of Bradford County, Pennsylvania, on September 21, 1888, in Deed Book 176 at page 394.

Lot No.2 being also all the following described lot or piece of land being a vacant village lot as aforesaid and being Lot No.5 to wit.

A lot situate on the west bank of the Susquehanna River, being about thirtythree (33) feet wide by One hundred fifty feet (150) deep, more or less, bounded on the North by the above described lot, on the East by the Susquehanna River, on the South by lands now or formerly owned by Frank Vought; and on the West by lands now or formerly of Mrs. Lizzie Hill. Being and intending to

described the same property conveyed to MichaelMullins by Fanny E. F. Long, Administratrix of the Estate of Martha J. Long, by deed dated May 18, 1898, and recorded in the Recorder's Office of Bradford County, Pennsylvania, on December 7, 1914, in Deed Book 320 atPage 191.

The following description of the premises were taken from a survey of the above premises as made by George K. Jones, Bradford County Surveyor, on June 23, 1945, and more particularly described by meets and bounds as follows;

Beginning at a point in the West side of River Street distance 170 feet north from the north line of the intersection with Ferry Street and River Street; thence North 85 degrees East 161.3 feet to an iron pin; thence South 6 degrees East 34 feet to an iron pin; thence North 85 degrees East 11.5 feet to an iron pin; thence South 2 degrees East 75.6 feet to an iron pin; thence South 85 degrees West 184 feet to the west line of River Street; thence along the west line of River Street 110.5 feet to the place of beginning.

ALSO GRANTING AND CONVEYING Grantor's interest in and to a certain Deed of Easement for Sewer Line between The Redevelopment Authority of the County of Bradford; GeraldS. Chandler and Connie L. Chandler, his wife to Orlando P. Latini and Joyce A Latini, his wife, said deed dated July 6, 1976 and recorded September 29, 1987 in Bradford County Record Book 66 at Page 982.

ALSO GRANTING AND CONVEYING Grantor's interest in and to a certain Deed of Easement for existing sewer lateral together with free ingress, egress and regress as conveyed in deed from The Redevelopment Authority of the County of Bradford to Orlando P. Latini and Joyce A. Latini, his wife, said deed dated February 20, 1985 and recorded March 20, 1985 in Bradford County Record Book 4 at Page 112.

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EXCEPTING AND RESERVING, a Permanent Easement and Release for Flood Control and Flood Protection as conveyed in deed from Orlando P. Latini, Single to Athens Borough, said deed dated October 27, 2006 and recorded November 20, 2006 as Bradford County Instrument No. 20061501.

Parcel# 06-020.14-169.

Having Erected Thereon a dwelling known as 116 South River Street, Athens, PA 18810.

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. STEPHEN CARLIN & KELLY CARLIN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
January 10, 2018

Jan. 9, 16, 23

### 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 31, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL NO. 57-001.00-052-000-000

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

BEGINNING at a point on the centerline of State Highway Route No. 549 where the

lands of the Grantor's predecessors in title meet the lands, now or formerly, of Casper McClellan; thence along the centerline of State Highway Route No. 549 North 28 degrees 26 minutes East 600 feet to a point; thence still along same North 27 degrees 01 minutes East 140.4 feet to a point; thence leaving said highway and through the lands of the Grantor's predecessors in title and an iron pin located near the edge of the highway South 64 degrees 31 minutes East 616.8 feet to an iron pin; thence still through same South 35 degrees 14 minutes West 495.2 feet to an iron pin; thence along a staked line and continuing through lands of the Grantor's predecessors in title South 61 degrees East 781.4 feet to an iron pin for a corner; thence still through same South 29 degrees West 279.6 feet to an iron pin for a corner in line of lands, now or formerly, of Casper McClellan; thence along lands, now or formerly, of Casper McClellan and a stone row and fence North 61 degrees 16 minutes West 1,332.5 feet through an iron pin located near the edge of the roadway to a point on the centerline of State Highway Route No. 549, being the point and place of BEGINNING.

CONTAINING 15.0 acres.

BEING the same land conveyed by Barbara J. Shutts, now by marriage, Barbara J. Bukowski, to Barbara J. Bukowski and Robert J. Bukowski, wife and husband, by deed dated September 15, 1992 and recorded September 15, 1992 in Bradford County Record Book 227 at Page 243.

EXCEPTING AND RESERVING, HOWEVER, unto Steven W. Bukowski, Suzette B. Lepper, and James R. Bukowski, their heirs and assigns, all oil, gas and mineral rights and payments derived from oil, gas and mineral exploration or production in, on or under the lands conveyed herein, by Mineral Deed conveyed by Robert J. Bukowski, widower, dated November 10, 2011 and recorded November 15, 2011 as



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Bradford County Instrument Number 201127933.

ALSO BEING, the same premises conveyed by Robert J. Bukowski, widower, by his Attorney in Fact, Steven W. Bukowski, to Darren G. Lindsey and Danylle R. Lindsey, his wife, by deed dated December 14, 2011, not yet recorded but intended to be.

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. DANYLLE LINDSEY & DARREN LINDSEY.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
January 10, 2018

Jan. 9, 16, 23

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### SHERIFF'S SALE

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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 31, 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 Wysox Township, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a point in the center line of Township Road #618, at its intersection with the common boundary line of the lands herein described as lands, now or formerly, of Jack R. and Janice M. Corbett (Lot No. 3 in hereinafter referenced premises herein described; thence from said point of begin-

ning, South 36 degrees 54 minutes 42 seconds East 155 feet to a point; thence along the line of lands, depicted as Lot No. 5 on the hereinafter referenced survey map, South 51 degrees 25 minutes 44 seconds West 237.49 feet to a point in the line of a proposed roadway; thence along the line of said proposed roadway, North 41 degrees 33 minutes 07 seconds West 130 feet to a point; thence along the line of lands of the beforementioned Corbett, now or formerly, North 45 degrees 39 minutes 51 seconds East 250 feet to a point, the place of beginning.

CONTAINING .79 acres, more or less.

BEING the same premises as depicted as Lot No. 4 on a survey of subdivision, entitled Fencelor, Inc., prepared by George K. Jones and Associates, dated March, 1994, No. 3234-7. A portion of said subdivision, known as Lake Hill Heights, was approved by the Bradford County Planning Commission on September 23, 1994, File No. 94-0090, and a copy of said map was recorded in the Office of the Register and Recorder in Map Drawer 30, Map No. 3.

Grantor also grants and conveys to the herein grantees, their heirs and assigns the right, use, privilege and easement for the purpose of gaining ingress, egress and regress in and to the herein described premises from SR 1029, to be used in common with the herein grantor, its successors and assigns. The center line of said easement begins at a point in the center line of SR 1029, which point is situate South 56 degrees 14 minutes 10 seconds West 82.76 feet, South 54 degrees 13 minutes 38 seconds West 142.24 feet, South 48 degrees 39 minutes 02 seconds West 25 feet along the center line of SR 1029, from the intersection of SR 1029 and the center line of Township Road #618, the center line of said easement thence runs North 41 degrees 33 minutes 07 seconds West 75 feet to a point, the said easement shall have a width of 25 feet on either side of the center line for total width of 50 feet. It



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is the intention of the parties that the herein granted easement shall be temporary and shall terminate upon dedication, by the grantors and acceptance by Wysox Township of the easement herein described as a portion of a permanent roadway. Until the time of said dedication and acceptance, grantors shall be obligated to maintain said easement in at least as good condition as it presently exists.

This conveyance is made UNDER AND SUBJECT to set back provisions as set forth in the Wysox Township Zoning Ordinance, Set Backs and Easements, as depicted on the hereinbefore referenced survey.

This conveyance is also made UNDER AND SUBJECT to certain covenants, conditions, terms and restrictions identified as Declarations, dated August 22, 1994 and recorded in Bradford County Record Book 300 at Page 1024.

This conveyance is also made under and subject to a twenty foot sewer easement agreement, as depicted on the survey map to which reference has hereinbefore been made.

TAX PARCEL# 62-074.00-097-00.

BEING KNOWN AS: 77 Spencer Road, 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.

Seized and taken into execution at the suit of DITECH FINANCIAL LLC vs. CHRIS STRATTON & DOLORES STRATTON.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

January 10, 2018

Jan. 9, 16, 23

### 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 31, 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 Asylum Township, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a point in the centerline of State Highway Route No. 08163, said point being North 31 degrees 15 minutes West 31.5 feet from the northwesterly corner of lands now or late of L. Stanley Hoff; thence South 68 degrees 54 minutes East 465.4 feet through a pin situate in the westerly right of way line of said highway, and along the northerly line of a lot now or late of Thomas P. House et ux, to a pin for a corner in line of lands now or late of Daniel Aquillio; thence North 13 degrees 36 minutes West 150 feet along the line of lands of said Aquillio as marked by a fence to a pin for a corner; thence through lands now or late of Gerald T. Barnes et ux, as marked by a fence, North 69 degrees 03 minutes East 419 feet through a pin situate in the westerly right of way line of said highway to the center of said highway; thence along the center of said highway, South 31 degrees 15 minutes East 150 feet to the place of beginning.

CONTAINING 1.5 acres of land according to Survey No. 6063 as made by George K. Jones, County Surveyor, dated January 25, 1967.

TAX PARCEL #04-087-00-029-000-000.

BEING KNOWN AS: 1615 Echo Beach Road, 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

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exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of QUICKEN LOANS vs. DANA LIST & MATTHEW LIST.  
Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
January 10, 2018

Jan. 9, 16, 23

**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 31, 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, lying and being in the Township of North Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road No. 545, being the most northeasterly corner of the lot about to be described; thence westerly on a course approximately perpendicular to the centerline of said Township Road for a distances of 306 feet to a pin for a corner; thence southerly on a line approximately parallel to the centerline of said Township Road, 180 feet to a pin for a corner; thence easterly on a course approximately perpendicular to the centerline of the said Township Road, 306 feet to a point in the centerline of said Township Road; thence northerly along the centerline of said Township Road, 180 feet to the place of beginning.

CONTAINING 1 acres of ground, more or less, together with a doublewide home.

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.

BEING the same premises conveyed by Richard Ackley and Patricia L. Ackley, husband and wife, to David R. Ackley, by deed dated 15 August 2007 and recorded immediately prior to the recording of this instrument.

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. DAVID ACKLEY.  
Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
January 10, 2018

Jan. 9, 16, 23

**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 31, 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, lying and being in the Borough of LeRaysville, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an Iron pin for a corner on the south side of East Street and across the driveway from the Mill paint shop, now or formerly, and being the Southwest corner of this lot being conveyed; THENCE along South side of aforesaid East Street east-

## BRADFORD COUNTY LAW JOURNAL

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wardly sixty feet to an iron post; thence southwardly one hundred and five feet to an Iron post; THENCE westwardly sixty feet to an iron post on the East side of aforesaid paint shop driveway, now or formerly; THENCE northwardly one hundred and five feet to the place of beginning and containing sixty-three hundred (6,300) square feet of land, be the same more or less.

Title to said Premises vested in John H. Clark and Brenda C. Clark by Deed from Gerald M. Carr, Also Known as Gerald Carr, and Betty J. Carr dated August 1, 2002 and recorded on August 2, 2002 in the Bradford County Recorder of Deeds as Instrument No. 200209907.

Being known as: 236 East Street f/k/a 51 East Street, Leraysville, PA 18829.

Tax Parcel Number: 21-065-03-005-000-000.

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 DEUTSCHE BANK NATIONAL TRUST vs. JOHN H. CLARK & BRENDA C. CLARK.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
January 10, 2018

Jan. 9, 16, 23

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### SHERIFF'S SALE

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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 31, 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 Canton Borough, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a point in the center line of South Avenue where the northeastern corner of lands of Gerald Transue comes together with the property described in this deed; thence follow the center line of South Avenue South 89° 58' 52" West 22.11 feet to another point in the center line of South Avenue for a corner; thence leave the center line of South Avenue and go North 08° 56' 14" East 670.14 feet through a pin set near the northern edge of South Avenue and through a second pin set near the southern edge of Towanda Creek and on to a point in the center line of said creek for a corner; thence follow the center line of Towanda Creek the following four (4) courses and distances: North 84° 57' 46" East 64.69 feet to a point; thence South 80° 03' 11" East 91.92 feet to a point; thence South 80° 59' 12" East 139.71 feet to a point; thence South 72° 57' 46" East 111.74 feet to another point in the center of Towanda Creek for a corner, thence leave the center line of said creek and go South 47° 16' 26" West 336.08 feet through a pin and to a second pin for a corner; thence South 12° 49' 03" West 627.78 feet through a pin set near the southern edge of South Avenue and to a second pin for a corner; thence North 79° 56' 27" West 105.60 feet to a found pin for a corner; thence North 02° 07' 29" East 224.70 feet through a found pin set near the southern edge of South Avenue and on to a point in the center line of South Avenue, which is the point and place of beginning.

CONTAINING 4.277 acres.

BEING AND INTENDING to describe Lot 2, 4.277 acres on Subdivision of Lands of Ralph B. Smith, survey by John W. Ward, Professional Registered Surveyor, and which

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survey was dated June 16, 1998, and August, 2000, and being Map No. CB-105. Said subdivision was approved by the Bradford County Planning Commission on October 31, 2000 and being office file number 2000-121.

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.

APN: 14-105.06-016-001-000.

BEING THE SAME PREMISES WHICH Timothy E. Gumble and Virginia A. Carden, his wife, by deed dated 12/22/2010 and recorded 12/23/2010 in the

office of the recorder of deed in and for the county of Bradford as instrument number 201030050, granted and conveyed unto Timothy R. Gumble.

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. TIMOTHY GUMBLE & CHESTER GUMBLE.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
January 10, 2018

Jan. 9, 16, 23