



# BRADFORD COUNTY LAW JOURNAL

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## BRADFORD COUNTY COURT CALENDAR

October 9, 2017 through October 13, 2017

(Subject to Change)

**Hon. Maureen T. Beirne, Judge**

**Tuesday, October 10**

1:00 pm	Supt. Contempt Hrng.	Abbott v. Johnson	1999FC0328
		Post v. Potter	2003FC0558
		Noto v. Stern	2004FC0348
		Patitucci v. Gardner	2004FC0695
		Noto v. Stern	2006FC0268
		Brown-Knapp v. Goodwin	2007FC0738
		Benjamin v. McCarter	2009FC0115
		Finnerty v. Haas	2011FC0353
		Johnson v. Stroud	2012FC0278
		Figoli v. Sawtell	2012FS0449
	Northumberland C.Y. v. Bowman		2014FC0336
		Vandyke v. Schoonover	2014FC0455
		Hickman v. Stern	2015FS0011
		Ray v. Eberlin	2015FS0014
		Guild v. Sawtell	2015FS0018

**Wednesday, October 11**

8:30 am	Criminal Mot. for Discovery		
		Com. of PA v. Craig	CR-0000473-17
	Omnibus Pre-Tr. Hrng.	Com. of PA v. Craig	CR-0000473-17
1:00 pm	Meeting		2017 MEETING
2:00 pm	Cust. Pre-Tr. Conf.	Oswald v. Oswald	2013FC0289

**Thursday, October 12**

11:00 am	Meeting	PRISONBOARDMEETING2017	
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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.

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### ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

#### FIRST PUBLICATION

##### **Harris, Kenneth F.**

Late of Burlington Township (died September 12, 2017)  
Executor: Ronnie Harris 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

##### **Seymour, Chris Eugene**

Late of 3088 Roaring Run Road, Gillett (died July 19, 2017)  
Executrix: Lois H. Seymour, 3088 Roaring Run Road, Gillett, PA 16925  
Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

##### **Stevens, Reginald E.**

Late of Bradford County  
Co-Executors: Michele Snell and Scott Stevens 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

##### **Taylor, Marie T. a/k/a Marie Alice Taylor**

Late of West Burlington Township (died August 14, 2017)  
Executrix: Alice Taylor Kinnear, 251 Forest Pines Road, Aiken, SC 29803  
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Wilcox, Scott L.**

Late of Bradford County  
Administratrix: Jennifer L. Wilcox c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848  
Attorneys: Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

#### SECOND PUBLICATION

##### **Pohl, Helmut H.**

Late of Smithfield Township (died August 14, 2017)  
Executor: Helmut W. Pohl, 19 Academy St., Oxford, NJ 07863  
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

#### THIRD PUBLICATION

##### **Davis, Charles E., Jr.**

Late of Sheshequin Township (died January 17, 2017)  
Co-Administrators: Lisa Warner, 962 Shores Road, Ulster, PA 18850 and Charles J. Davis, 266 St. Lawrence Street, Sayville, NY 11782  
Attorneys: Wm. Alan Shaw, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

##### **Hawkins, Shirley A.**

Late of Troy Township (died August 29, 2017)  
Executor: Billy T. Cole, 1613 Gulf Road, Troy, PA 16947  
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Roof, Margaret E.**

Late of Bradford County

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Executor: Michael E. Roof c/o Griffin,  
Dawsey, DePaola & Jones, P.C., 101  
Main Street, Towanda, PA 18848  
Attorneys: Griffin, Dawsey, DePaola &  
Jones, P.C., 101 Main Street, Towanda,  
PA 18848

### 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, October 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

#### PROPERTY DESCRIPTION

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

BEGINNING at an iron pin located on the Northwesterly side of Main Street, at the distance of 131.5 feet measured South 48 degrees 30' West along the said Northwesterly side of Canal Street from the edge of the sidewalk located on the Southwesterly side of State Highway Route No. 6; thence from said beginning point along the Northwesterly side of Main Street South 48 degrees 30' West 82.5 feet to an iron pin; thence North 40 degrees 36' West along property now or late of James Norconk 131.7 feet to an iron pin; thence North 48 degrees 30' East along property now or late of William Miller 82.5 feet to an iron pin; thence South 40 degrees 36' East along property now or late of Ida Naule and Harmon Stalford 131.7 feet to an iron pin on Canal Street, the first mentioned point and place of beginning.

ALSO being known as: 19 Canal Street, Wyalusing, PA 18853.

ALSO being known as PIN# 60-114.03-084-000-000.

BEING the same premises conveyed to Norman A. Robinson and Elizabeth S. Robinson, his wife, by deed from the Board of the United Presbyterian Church dated January 11, 1979 and recorded January 13, 1979 in Bradford County Deed Book 659 at Page 749.

BEING ALSO the same premises conveyed to Darlene S. Voda by deed from Norman A. Robinson, widower, dated October 5, 2006 and recorded with the Bradford County Recorder of Deeds Office at Instrument Number 200613207 on October 12, 2006.

UNDER AND SUBJECT to certain covenants and agreement of record, and the same conditions, exceptions, restrictions, reservations, covenants and easements as are contained in prior deeds and instruments forming the chain of title.

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 COMMUNITY BANK, NA vs. DARLENE VODA (DECEASED), ANDREW SMALES, ESTELLE SMALES.  
Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Oct. 4, 2017

Oct. 3, 10, 17

### 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, October 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

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LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN TOWN OF SAYRE IN THE COUNTY OF BRADFORD, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 11/16/1982 AND RECORDED 12/20/1982 IN BOOK 686 PAGE 333 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LOT: 113 AND 114. BLOCK:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING SITUATE IN SOUTH WAVERLY BOROUGH, BRADFORD COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED ON THE SOUTH LINE OF BROAD STREET WHERE IT INTERSECTS WITH THE NORTHEAST CORNER OF LANDS FORMERLY OF EDWARD SHAY, NOW CONNOLLY; THENCE ALONG THE SOUTH LINE OF BROAD STREET SOUTH 80 DEGREES 5 MINUTES EAST A DISTANCE OF 120 FEET TO A POINT; THENCE 9 DEGREES SOUTH 55 MINUTES WEST 164.38 FEET TO THE NORTH LINE OF LANDS OF QUAD-BORO HOMES; THENCE NORTH 79 DEGREES 30 MINUTES WEST 120 FEET TO THE SOUTHEAST CORNER OF LANDS OF THE ABOVE MENTIONED CONNOLLY; THENCE NORTH 9 DEGREES 55 MINUTES EAST 164 FEET TO THE PLACE OF BEGINNING. BEING AND INTENDING TO DESCRIBE LOT NO. 114 AND A PORTION OF LOT NO. 113 AS SET FORTH ON SURVEY PREPARED BY GEORGE K. JONES DATED JUNE 30, 1967 AND BEING MAP NO. 6304.

BEING KNOWN AS: 26 Broad Ave., Sayre, PA 18840.

PROPERTY ID NO.: 44-007-04-724.

TITLE TO SAID PREMISES IS VESTED IN Marlin K. Walker and Deborah R. Mensch, their heirs and assigns, as Joint Tenants with right of survivorship and not as tenants in Common BY DEED FROM Sayre Savings and Loan Association, a banking association dated 12/16/1982 RECORDED 11/16/1982 IN DEED BOOK 686 PAGE 333.

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. MARLIN K. WALKER, KNOWN HEIR OF MARLIN WALKER ET AL.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
Oct. 4, 2017

Oct. 3, 10, 17

**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, October 25, 2017 at 10:00 o’clock in the forenoon the following described property to wit:

**LEGAL DESCRIPTION**

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

BRADFORD COUNTY LAW JOURNAL

piece of ground situated on the west side of Spring Street (now Brock Street in said Borough of Sayre and numbered on the said Plan 53) containing in front or breadth on said Spring Street (now Brock Street) fifty (50) feet and extending westward on that width between parallel lines at right angles to said spring Street (now Brock Street) one hundred forty (140) feet to the east line of Lot 42 on said Plan. Bounded on the east by said Spring Street (now Brock Street); on the north by Lot 52; on the west by Lot 42; and, on the south by Lot 54 of said plan.

TITLE TO SAID PREMISES IS VESTED IN Corey A. Bidlack, single, by Deed from Paul W. Gress and Carol S. Gress, his wife, Dated 08/09/2002, Recorded 08/30/2002, Instrument No. 20021129.

Tax Parcel: 3400712241000000.

Premises Being: 121 North Brock Street a/k/a 121 Brock Street, Sayre, PA 18840.

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

Seized and taken into execution at the suit of BANK OF AMERICA vs. COREY A. BIDLACK.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
Oct. 4, 2017

Oct. 3, 10, 17

**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, October 25, 2017 at 10:00 o’clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

BEGINNING at a point on the center of the public road, through which said point the line between lands now or formerly of Ira Brown and George W. Lung would pass if produced; thence North twenty-eight (28) degrees West sixteen (16) rods to fence corner; thence North forty (40) degrees East ten (10) rods to fence corner; thence South fifty-five (55) degrees East one hundred and fifty (150) feet more or less to center line of said public road in a Southwesterly direction to the place of beginning and containing one and one-fourth (1 1/4) acres more or less, having erected thereon a house and garage.

BEING the same premises conveyed to Richard Woodruff and Barbara Woodruff, his wife by Linda M. Labor, single by Deed dated May 22, 2013 to be recorded immediately prior hereto.

TITLE TO SAID PREMISES VESTED IN Richard Woodruff and Barabra Woodruff, his wife, by Deed from Linda M. Labor, single, Dated 05/22/2013, Recorded 05/24/2013, Instrument No. 201309366.

Tax Parcel: 61-115.03-015-000-000.

Premises Being: 106 South Browntown Road, Wyalusing, PA 18853-7782.

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. RICHARD WOODRUFF & BARBARA WOODRUFF.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
Oct. 4, 2017

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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, October 25, 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 in the FIRST WARD OF TOWANDA BOROUGH, BRADFORD COUNTY, PENNSYLVANIA, bounded and described as follows:

BOUNDED on the North by lands now or formerly of A.J. Bailey; on the East by Gordon Street; on the South by lands formerly of Stuart Essenwine, now or lately of Frank L. Remsnyder and Margie K. Remsnyder and on the West by Second Street.

BEING PARCEL NO. 47-086.04-043-000-000.

BEING the same premises conveyed to Stephen Valoroso and Kathy H. Valoroso, husband and wife, by deed dated April 27, 2012 from Leo H. Keiffer and Sandra J. Keiffer, husband and wife, and recorded on May 1, 2012 to Bradford County Instrument Number 201210491.

SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deeds forming the chain of title.

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 PS BANK vs. STEPHEN VALOROSO & KATHY VALOROSO.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Oct. 4, 2017

Oct. 3, 10, 17

### 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, October 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

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

BEGINNING one hundred eighty-two (182') feet Southeast by the Northeast corner of grantor's predecessors in title lands in middle of State Highway 08026 leading to Herrickville; thence South twenty-one (21°) degrees forty-seven (47') feet East along the center of said Route 08026 one hundred fifty-two (152') feet to the center of Township Road #634, known as the Devine Road; thence along the center of said Township Road #634 South forty-three (43°) degrees West two hundred ninety-eight (298') feet to a point in the center of said Road; thence in a Northerly direction one hundred fifty-two (152') feet to a pin marked by an old car axle; thence Easterly three hundred twenty-six (326') feet to the middle of said Route 08026, being the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN CORY R. BOOM, by Deed from CORY R. BOOM, MARRIED AND LAURA L. BOOM, MARRIED, Dated 05/09/2012, Recorded 06/03/2013, Instrument No. 201309885.

Tax Parcel: 44-078.00-016-000-000.

Premises Being: RR1 Box 160A (State Road 1012) a/k/a 1561 Devine Road, Stevensville, PA 18845-7713.

NOTICE: To all parties in interest and claimants—A schedule of distribution will

## BRADFORD COUNTY LAW JOURNAL

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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. CORY BOOM AND LAURA BOOM.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Oct. 4, 2017

Oct. 3, 10, 17

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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, October 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THOSE CERTAIN lots, pieces or parcels of land lying and being in the Borough of Towanda, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

Lot No. 1:

Beginning at the Northeast corner of lands formerly belonging to Mary S. Cash; thence westerly along the north line of said last mentioned land 150 feet to a stake: thence northerly and parallel with Mechanics Street 50 feet; thence easterly and parallel with Mechanics Street 50 feet; thence easterly and parallel with the north line of lands formerly of Mary S. Cash 150 feet to the west line of Mechanic Street; thence southerly along the west line of said Mechanic Street 50 feet to the place of beginning.

Lot No.2:

Beginning at a point being the southeast corner of other lands of Eugene F. Hiduk and Rose Marie Hiduk, his wife and the west line of Mechanic Street; thence along the west

line of Mechanic Street South 24° East 40.3 feet to an iron pin in the line of lands Frank W. Dewitt and Beverly J. Hewitt, his wife; thence along the lands of Frank W. Dewitt and Beverly J. Dewitt, his wife, South 67° 01' West 150 feet to an iron pin; thence 24° 00' West 40.3 feet to a point in the line of lands of Eugene G. Hiduk and Rose Marie Hiduk, his wife, North 67° 01' East 150 feet to a point on the west line of Mechanic Street and the place of beginning.

Title to said Premises vested in Adam Shoup by Deed from Wayne E. Pratt and Claire A. Pratt dated February 7, 2013 and recorded on February 13, 2013 in the Bradford County Recorder of Deeds as Instrument No. 201302726.

Being known as: 15 Mechanic Street, Towanda, PA 18848.

Tax Parcel Number: 48-086.03-070.

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. ADAM SHOUP.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Oct. 4, 2017

Oct. 3, 10, 17

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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, October 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:



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### LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a hemlock tree on the banks of Mill Creek near the old sash factory formerly of Lewis and Coons; thence North 35° West along the bank of said creek twelve (12) perches; thence North 20° West fourteen (14) perches; thence North 69° West, eleven (11) perches to a post; thence North 40° West eight (8) perches to a line of land formerly of Thomas Fenell; thence East, along said Thomas Fennell line to the road leading to Armenia Township from Canton Borough; thence along said road in a South-easterly course to a line of lands formerly belonging to Bailey and VanNamee; thence North 86° West along said lands and lands formerly belonging to N.S. Denmark to the place of beginning.

CONTAINING about ten (10) acres more or less.

EXCEPTING AND RESERVING from the above described property the following described parcel:

BEGINNING at a point in the center line of the Upper Mountain Road where the lands of H. Rockwell & Son and Margaret and Agnes Powers come together; thence leave the center line of said Upper Mountain Road and go North 78° 57', 46" West, 662.37 feet through a pin set near the edge of said road and on to a second pin for a corner; thence North 65° 04', 54" East, 508.28 feet to another point in the center line of the Upper Mountain Road; thence follow the center line of Upper Mountain Road the following courses and distances: South 25° 53', 35" East, 90.70 feet; thence South 28° 50', 50" East, 125.22 feet; thence South 30° 46', 22" East, 174.21 feet to another point in the center line of said Upper Mountain Road, which is the point and place of beginning.

CONTAINING 2.238 acres.

BEING THE SAME PREMISES which Edward J. Payne, Attorney-In-Fact for Agnes Powers, by Deed dated July 12, 2002 and recorded July 18, 2002 in the Office of the Recorder of Deeds in and for the County of Bradford, as Instrument No. 200209250, granted and conveyed unto Charles L. Tilburg, in fee.

Parcel No. 14-105.01-079-00000.

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. CHARLES TILBURG.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Oct. 4, 2017

Oct. 3, 10, 17

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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, October 25, 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 Burlington Township, County of Bradford, Commonwealth of Pennsylvania.

LOT NO. 1: Bounded on the North by lands now or formerly of Morris Alexander; East by the public highway leading from Luthers Mills to Mountain Lake; South by a private road belonging now or formerly to

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Walter E. Melville; West by lands belonging now or formerly to Mrs. Wealthy Pruyne.

CONTAINING two acres of land, more or less.

LOT NO.2: Beginning at a stone comer in the Public Highway leading from Charles Gustin's now or formerly, to Mountain Lake, thence by lands of John Wheaton, now or formerly, North 86 degrees West 25 perches to a stone for a corner; thence by lands now or formerly of Juliette C. Morgan North ten and one-fourth degrees East 7.8 perches to a stone for a corner; thence South 86 degrees East 26.5 perches to a stone for a corner; thence South along Public Highway 7.2 perches to the place of beginning.

CONTAINING one acre and twenty-eight perches, being the same more or less with buildings thereon.

LOT NO.3: On the North by lands now or formerly of Andrew Melville estate and Mrs. Wealthy Pruyne; East by public highway leading to Mountain Lake; South by lands of William Campbell, now or formerly; West by lands now or formerly of Mrs. Wealthy Pruyne and Harry Carman.

CONTAINING 1 acre of land.

The above lots are adjacent, forming one tract of land of approximately four acres, bounded on the East by the township highway, on the North by lands of Mrs. Gertrude Weed Brown, now or formerly; on the West by lands of Nolan Beeman, now or formerly; and on the South by lands of John Burnside, now or formerly.

EXCEPTING AND RESERVING a tract of land conveyed to Paul and Shirley Blemle as more fully set forth in Bradford County Record Book 105, Page 359.

ALSO EXCEPTING AND RESERVING a tract of land conveyed to Ralph and Shirley Carman as more fully set forth in Bradford County Deed Book 582, Page 858.

BEING THE SAME PREMISES AS Helen F. Carmen, by and thorough her Agent, Ronald C. Carman, by Deed dated June 10,

2011, and recorded on June 4, 2011, by the Bradford County Recorder of Deeds as Deed Instrument No. 201115935, granted and conveyed unto Duane L. Chilson, an Individual.

BEING KNOWN AND NUMBERED AS RR 1, BOX 272 a/k/a 1945 Weed Hill Road, Towanda, PA 18848.

TAX PARCEL NO. 12-072-00-084.

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 LAKEVIEW LOAN SERVICES vs. DUANE CHILSON.

Clinton J. Walters, Sheriff  
Sheriff's Office

Towanda, PA

Oct. 4, 2017

Oct. 3, 10, 17

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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, October 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain lots, pieces or parcels of land, lying and being situate in the Borough of Monroe, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 24-099.05-050:

Lot No. 1:

BEGINNING at an iron pin in the South right-of-way line of Laurel Street, 550 feet East of the East right-of-way line of Locust Street; thence along the South right-of-way

## BRADFORD COUNTY LAW JOURNAL

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line of Laurel Street, North 69 degrees 45 minutes East, 110 feet to an iron pin; thence along lands of the Grantors herein, South 20 degrees 15 minutes East, 150 feet to an iron pin; thence along lands of Grantor's predecessor in title, South 69 degrees 45 minutes West, 110 feet to an iron pin; thence along lands of Grantor's predecessor in title, North 20 degrees 15 minutes West, 150 feet to the place of beginning.

Containing 16,500 square feet of land, more or less, and being Lot No. 9 of Subdivision No. 2 of Alois J. Brecher, approved October 13, 1970 by the Bradford County Planning Commission recorded November 13, 1970 as Map No. 541.

Lot No. 2:

BEGINNING at a set pin for a corner in the South line of Laurel Street in the Borough of Monroe, at the East end of the straight portion of said Street and in the Westerly edge of the cul-de-sac circle at the end of said street, said point marking the Northwest corner of the parcel of land about to be described and the Northeast corner of other lands of the Grantees herein; proceeding thence along a curve marking the outer edge of said cul-de-sac of Laurel Street, the curve having a chord call of South 78 degrees 21 minutes 25 seconds East, 47.11 feet, a radius of 50 feet and an arc distance of 49.05 feet to a set pin in the southerly edge of said cul-de-sac marking the northeast corner of the within described parcel of land; proceeding thence along the West line of other lands of the Grantors herein, South 20 degrees 15 minutes East, 275.11 feet to a set pin for a corner marking the Southeast corner of the within described parcel of land and an interior angle of other lands of the Grantors herein; proceeding thence along a North line of other lands of the Grantors herein, South 69 degrees 45 minutes West, 40.00 feet to a set pin for a corner marking the Southwest corner of the within described parcel of land and the Southeast corner of other lands of

the Grantees herein; proceeding thence along the East line of other land of the Grantors herein, North 20 degrees 15 minutes West, 300 feet to a set pin for a corner, the place of beginning.

CONTAINING 11,314.75 square feet, more or less, as per plat of Survey No. 24-099-05-058-1289 by Steve L. Shaylor, Registered Surveyor, dated June 20, 1989. Said survey was approved by the Bradford County Planning Commission as a subdivision on September 7, 1989, and recorded with the Register and Recorder of Deeds of Bradford County, Pennsylvania, on September 8, 1989 to Map No. 3371.

The above legally described lot/parcel is to become part and parcel to the adjacent lot/parcel of grantees with Tax Parcel No. 41-1-185DD and found in Bradford County Deed Book 633 at page 748, recorded in the Bradford County Register and Recorder's Office to form a single lot of 44,314.75 square feet, more or less.

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.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE AND GARAGE KNOWN AND NUMBERED AS: 118 E. LAUREL STREET, MONROETON, PA 18832.

BEING THE SAME PREMISES WHICH Elizabeth L. Babcock, by deed dated March 29, 2011, recorded April 5, 2011 at Bradford County Instrument No.

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201110065, granted and conveyed unto Brenda E. Matson.

TAX PARCEL: 24-099.05-050.  
ASSESSED VALUE: \$44,600.  
COMMON LEVEL RATIO: 3.08.  
PARCEL NO. 24-099.05-051.

BEGINNING at an iron pin in the southeast corner of lands of the Grantee (Subdivision No. 2, Lot No. 9); thence along lands of the Grantor, South 20 degrees 15 minutes East, 150 feet to an iron pin; thence along same, South 69 degrees 45 minutes West, 110 feet to an iron pin; thence along same North 20 degrees 15 minutes West, 150 feet to an iron pin in the southwest corner of lands of the Grantees; thence along lands of the Grantees, North 69 degrees 45 minutes East, 110 feet to the place of beginning.

Containing 16,500 square feet.

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.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A GARAGE AND LOT KNOWN AND NUMBERED AS: 103 LAUREL STREET, MONROETON, PA 18832.

BEING THE SAME PREMISES WHICH Elizabeth L. Babcock, by deed dated March 29, 2011, recorded April 5, 2011 at Bradford County Instrument No. 201110065, granted and conveyed unto Brenda E. Matson.

TAX PARCEL: 24-099.05-051.  
ASSESSED VALUE: \$5,400.

COMMON LEVEL RATIO: 3.08.

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 PA HOUSING FINANCE AGENCY vs. BRENDA MATSON.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
Oct. 4, 2017

Oct. 3, 10, 17

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, October 25, 2017 at 10:00 o’clock in the forenoon the following described property to wit:

Parcel No. 62-075.00-035-002

APPENDIX “A”

ALL that certain lot, piece or parcel of land situate, 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 centerline of State Route 187, said point being a common corner of the lands hereby conveyed and adjoining lands of now or formerly Howard Kerr, thence along line of lands of said Kerr, now or formerly, and through a pin at or near the western edge of State Route 187, North 57° 15’ West 269.79 feet to a point for a corner; thence along line of other lands of Deborah Eleniewski, now or formerly, North 61° 07’ 16” East 347 feet to a point for a corner, thence continuing along

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lines of lands of said Eleniewski, now or formerly, South 5° 53' 25" East 168 feet to a point in the centerline of State Route 187 for a corner; thence along the centerline of State Route 187, South 32° 45' West 174.0 feet to a point for a corner, the point and place of beginning.

CONTAINING 1.15 acres of land according to a survey by George K. Jones and Associates, Registered Surveyors, dated July 1991 and revised May 1994, Map No. 6358-2.

ALSO GRANTING AND CONVEYING unto the Grantee, her heirs and assigns, the right to draw water from an existing well on the adjoining lands of the heirs and assigns of Elinor B. Eleniewski, deceased, and to convey same through the water pipes now in place running between the existing residence on the adjoining lands of the Estate of Elinor B. Eleniewski, now or formerly, and the existing residence on the lands hereby conveyed, the same to be for domestic use only in connection with occupancy of the existing residence (or any replacement thereof) on the lands hereby conveyed, together with the right to enter upon the lands of the Estate of Elinor B. Eleniewski, now or formerly, from time to time for the purpose of maintaining, repairing or replacing such pipes and connections to the well within an area 15 feet in width, the centerline of which runs as follows:

BEGINNING at the northeastern most corner of the lands hereby conveyed, at or near the western edge of a driveway; thence North 11° 53' West 36 feet to a point; thence North 28° 53' West 32 feet to a point; thence South 70° West 63 feet to a point at or near the southeastern most corner of the residence on the adjoining lands of the Estate of Elinor B. Eleniewski, now or formerly. Being the same area depicted as "15' water line easement" on the above recited survey plat. By acceptance of this deed, Grantee, her heirs and assigns, agree that (1) Grantee shall be

solely responsible for maintenance, repairs and replacement of the pipes and connections running from the well to the existing residence on the lands hereby conveyed, including restoration of the surface disturbed in the course thereof and (2) Grantee shall share with the heirs and assigns of Elinor B. Eleniewski, deceased, the cost of operating, maintaining, repairing or replacing pumping equipment and other well components used in common with the Estate of Elinor B. Eleniewski, now or formerly, and Grantee in drawing water from the well, the same to be proportionate to the relative average annual water consumption of each party.

ALSO GRANTING AND CONVEYING to the Grantee, her heirs and assigns, the use in common with the heirs and assigns of Elinor B. Eleniewski, deceased, of that portion of the existing driveway on the adjoining lands of the Estate of Elinor B. Eleniewski, now or formerly, at or near its southern terminus lying between the western edge of State Route 187 and the point where the western edge of said existing driveway converges with the eastern edge of the existing driveway on the lands hereby conveyed.

EXCEPTING AND RESERVING unto the heirs and assigns of Elinor B. Eleniewski, deceased, the use in common with the Grantee, her heirs and assigns, of that portion of the existing driveway on the lands of the Estate of Elinor B. Eleniewski, now or formerly, and the existing driveway on the lands hereby conveyed, lying between the western edge of State Route 187 and the point where the western edge of the existing driveway on the adjoining lands of the Estate of Elinor B. Eleniewski, now or formerly, converges with the eastern edge of the existing driveway on the lands hereby conveyed.

The parties, their respective heirs and assigns, shall be equally responsible for maintenance and repair of the driveway area used in common as above described.

ALSO EXCEPTING AND RESERVING unto the heirs and assigns of Elinor B.

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Eleniewski, deceased, the use of an area of 32 feet in width and 72 feet in length of the lands hereby conveyed for purposes of operating and maintaining an existing sewage disposal system and drain field servicing the existing residence on the adjoining lands of the Estate of Elinor B. Eleniewski, now or formerly, the same being more particularly described as follows:

BEGINNING at a point in the northwest corner of said area, said point being 155 feet from the northwestern most corner of the lands hereby conveyed on a course of North 61° 07' 16" East: thence North 61° 07' 16" East 70 feet to a point; thence in a southerly direction and perpendicular to the first course, a distance of 32 feet; thence in a westerly direction and parallel with the first course, a distance of 70 feet; thence in a northern direction and perpendicular with the first course a distance of 32 feet. Being and intending to describe the area of land depicted on the above recited survey plat as

“repair sewer permit No. J54573 for 22' x 50' drain field.”

BEING the same lands conveyed by Gary E. Welch and Cloie B. Welch, husband and wife, to Emery F. Johnson and Debra L. Smith by deed dated July 1, 2015, recorded July 2, 2015 as Bradford County Instrument No. 201510748.

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 GARY & CLOIE WELCH vs. EMERY JOHNSON & DEBRA L. SMITH a/k/a DEBORAH L. SMITH.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Oct. 4, 2017

Oct. 3, 10, 17