
Bradford County Law Journal

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By requirement of Law and Order of Court the BRADFORD COUNTY LAW JOURNAL is made the medium for the publication of all Legal Advertisements required to be made in the County of Bradford, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Bradford County, and selected Opinions and Decisions of the Courts of Bradford County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Law Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:30 A.M. on the Monday preceding publication or in the event of a holiday on the preceding work day.

Subscription \$85.00 per annum.

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

Kennedy, Rita G.

Late of Springfield Township (died February 11, 2017)
Administrator: Bruce D. Kennedy, 394 Okie Acres Ln., Columbia Crossroads, PA 16914
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

SECOND PUBLICATION

Bodnar, Kenneth A.

Late of Wyalusing Township (died June 7, 2017)
Executrices: Dawn L. Fehnel, 75 Purrfect Lane, Wyalusing, PA 18853 and Janice M. Brown, 650 Cherry Valley Hill Road, Maine, NY 13802
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

THIRD PUBLICATION

Fullmer, Charles E.

Late of Towanda Borough (died April 3, 2017)
Executrix: Marie Sutton c/o Niemic, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848
Attorneys: Niemic, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Simpson, Maxine M.

Late of Monroe Borough (died December 18, 2016)
Co-Administrators CTA: Neil Brown and Harriet Glidewell c/o Niemic, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848
Attorneys: Niemic, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Westbrook, Suzanne K.

Late of 48 Abby Lane, Athens (died June 3, 2017)
Executor: Daniel McNamara, 48 Abby Lane, Athens, PA 18810
Attorney: Frances W. Crouse, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

MORTGAGE FORECLOSURE NOTICE

COURT OF COMMON PLEAS
BRADFORD COUNTY

NO. 2014-MF-0004

CIVIL ACTION
MORTGAGE FORECLOSURE

Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006- FF4, Mortgage Pass Through Certificates, Series 2006-FF4, Plaintiff

vs.

Casey Mae Reid, Known Heir to Thomas Reid, Jr. a/k/a Thomas J. Reid, Jr., deceased, Kelley Thomas Reid Known Heir to Thomas Reid, Jr. a/k/a Thomas J. Reid, Jr., deceased, Barbara Werhner Reid, Known Heir to Thomas Reid, Jr. a/k/a Thomas J. Reid, Jr., deceased and Unknown Heirs, Successors, Assigns and/

BRADFORD COUNTY LAW JOURNAL

or Persons, Firms or Associations
Claiming Right, Title, or Interest from
or under Decedent Thomas Reid, Jr.
a/k/a Thomas J. Reid, Jr.,
Defendants

—————
NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY
—————

To: Unknown Heirs, Successors, Assigns
and/or Persons, Firms or Associations
Claiming Right, Title, or Interest from or
under Decedent Thomas Reid, Jr. a/k/a
Thomas J. Reid, Jr., Casey Mae Reid,
Known Heir to Thomas Reid, Jr. a/k/a
Thomas J. Reid, Jr., deceased, Casey
Mae Reid, Known Heir to Thomas Reid,
Jr. a/k/a Thomas J. Reid, Jr. deceased,
626 S. Main Street Athens, PA 18810,
Kelley Thomas Reid Known Heir to
Thomas Reid, Jr. a/k/a Thomas J. Reid,
Jr., 1957 Front Street Athens, PA 18810,
Kelley Thomas Reid Known Heir to
Thomas Reid, Jr. a/k/a Thomas J. Reid,
Jr., 626 S. Main Street Athens, PA
18810, Barbara Werhner Reid, Known
Heir to Thomas Reid, Jr. a/k/a Thomas
J. Reid, Jr., deceased, 35711 Washington
Loop, Road Lot 185 Punta Gorda, FL
33982.

The real estate located at 1957 Front
Street, Athens, PA 18810 is scheduled to be
sold at Sheriff's Sale on August 30, 2017 at
10:00 am Bradford County Courthouse,
Bradford County Courthouse, 301 Main St.,
Towanda, PA 18848, to enforce the court
judgment of \$98,976.32, plus fees, costs and
other charges obtained by against you.—
NOTICE OF OWNER'S RIGHTS YOU
MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE—1. This sale will be
canceled if you pay the judgment to Patrick
J. Wesner, Esq., 9000 Midlantic Dr., Ste.
300, P.O. Box 5054, Mount Laurel, NJ
08054. To find out how much you must pay,
you may call 856.810.5815. 2. You may be

able to stop the sale by filing a petition asking
the court to strike or open the judgment, if
the judgment was improperly entered. You
may also ask the court to postpone the sale
for good cause. 3. You may also be able to
stop the sale through other legal proceedings.
4. You may need an attorney to assert your
rights. The sooner you contact one, the more
chance you will have of stopping the sale.—
RIGHTS EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE—1. If the
Sheriff's Sale is not stopped, your property
will be sold to the highest bidder. You may
find out the price bid by calling the Sheriff's
Office at 570-265-1701 or Patrick J Wesner,
Esq. at 856.810.5815. 2. You may be able
to petition the court to set aside the sale if the
bid price was grossly inadequate compared
to the value of your property. 3. The sale will
go through only if the buyer pays the Sheriff
the full amount due in the sale. To find out
if this has happened, you may call the
Sheriff's Office at 570-265-1701 or Patrick
J Wesner, Esquire at (856) 810-5815. 4. If
the amount due from the buyer is not paid to
the Sheriff, you will remain the owner of the
property as if the sale never happened. 5.
You have a right to remain in the property
until the full amount due is paid to the
Sheriff and the Sheriff gives a deed to the
buyer. At that time, the buyer may bring
legal proceedings to evict you. 6. You may
be entitled to a share of the money which
was paid for your house. A schedule of
distribution of the money bid for your house
will be filed by the Sheriff on the 30th day
after the sale. This schedule will state who
will be receiving that money. The money
will be paid out in accordance with this
schedule unless exceptions (reasons why the
proposed distribution is wrong) are filed with
the Sheriff within ten (10) days of the
preparation of the schedule of distribution.
7. You may also have other rights and de-
fenses, or ways of getting your house back,
if you act immediately after the sale. YOU

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SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Bradford County Courthouse
301 Main St.
Towanda, PA 18848
507-265-1705

PATRICK J. WESNER
PARKER McCAY P.A.
Atty. for Plaintiff
9000 Midlantic Dr.
Ste. 300
P.O. Box 5054
Mount Laurel, NJ 08054
856.810.5815.

July 18

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, July 26, 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 Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the North by the highway known as Fallbrook Street; bounded on the East by lands now or formerly of Wallace Burnham; bounded on the South by lands now or formerly of Wallace Burnham; bounded on the West by lands now or formerly of Guy May.

CONTAINING one acre of ground, be the same more or less.

SUBJECT to a certain Permanent Sanitary Sewer Easement conveyed to Troy Township Sewer & Water Authority, by Theodore J. Sims, by an Easement dated May 8, 2001 and recorded May 10, 2001 in Bradford County Instrument Number 200104774, and by Easement dated January 31, 2001 and recorded March 13, 2001 in Bradford County Instrument No. 200102494.

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.

HAVING THEREON erected a dwelling known as 6078 FALLBROOK ROAD (f/k/a RR #2, BOX 20) TROY, PA 16947.

BEING THE SAME PREMISES WHICH Theodore J. Sims by deed dated July 27, 2004 and recorded July 28, 2004 in Bradford County Instrument No. 200409490, granted and conveyed unto Raymond L. Stahle and Theora F. Stahle, his wife. Theora F. Stahle is deceased and upon her death, title to the subject premises vested in her husband, Raymond L. Stahle, by operation of law.

TAX PARCEL: 53-068.0.00-237-000-000.

TOTAL ASSESSED VALUE: \$22,350.
COMMON LEVEL RATIO: 3.00%.

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. RAYMOND STAHLER.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
July 5, 2017

July 4, 11, 18

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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, July 26, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL NO.: 26-134.02-009.

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

BOUNDED on the North by Lot No. 1; on the East by lands now or formerly of Jones Alley; on the South by Lot No. 3; and on the West by Main Street.

BEING Lot No. 2 of Block 4 and being 50 feet on Main Street and 120 feet deep as taken from the Overton Map of New Albany, PA.

Fee Simple Title Vested in Trisha M. O'Connor, single by deed from, Sean Ammerman, single, dated 2/11/2010, recorded 2/12/2010, in the Bradford County Recorder of deeds in Deed Instrument No. 201003065.

Premises: 60 Main Street f/k/a 85 Main Street, New Albany, PA 18833.

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. TRISHA M. O'CONNOR.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
July 5, 2017

July 4, 11, 18

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, July 26, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain lots, pieces or parcels of land situate in Rome Borough, Bradford County, Pennsylvania, bounded and described as follows:

PARCEL NO. 1: Beginning at an iron pin at the intersection of the North line of Crimson Drive and the common boundary line of lands herein described and lands now or formerly of I. V. Stoll and Mildred Stoll, his wife, being the southwest corner of said lands now or formerly of I. V. Stoll and Mildred Stoll, his wife; thence along the North line of Crimson Drive, North 53 degrees 49 minutes West, 50 feet to an aluminum pin; thence North 46 degrees 06 minutes 30 seconds East, approximately 90 feet; thence South 54 degrees 45 minutes East, 50 feet to an iron pin in the line of lands now or formerly of I. V. Stoll and Mildred Stoll, his wife; thence along line of lands now or formerly of I. V. Stoll and Mildred Stoll, his wife, South 46 degrees 06 minutes 30 seconds West, 90 feet to an iron pin, the place of beginning.

The herein description is taken in part from a survey prepared by James Walton entitled "Plan of Subdivision made for Harold Pennay" dated August 29, 1969, No. B-17-1.

PARCEL NO. 2:

Lot No. 1: Beginning at the southeast corner of what was formerly known as Polly Cranmer's home lot in the road boundary; running thence West along the line of said Polly Cranmer lot 150 feet to a corner of land now or formerly of Stephen Cran-

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mer's estate; running thence North 42 degrees East 50 feet to a corner of Village Lot No. 19; running thence East along said lot 150 feet to the public road; running thence South 42 degrees West along said road 50 feet to the point and place of beginning. Containing 7,500 square feet of land, be the same more or less, and being Lot No. 20.

Lot No. 2: Bounded on the North by lands now or formerly of R. E. Seeley; on the East by a public highway; on the South by Lot No. 20; and on the West by lands now or formerly of Stephen Cranmer's estate. This lot adjoins Lot No. 1 above. Containing about 88 feet front and 150 feet deep.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: RR 3, Box 3083-B, Rome, PA 18837.

BEING the same premises which Richard A. and Elizabeth Benjamin, by deed dated August 11, 2009 and recorded August 14, 2009 to Bradford County instrument No. 200916926, granted and conveyed unto Justin Barden and Kristine L. Bailey.

UNDER AND SUBJECT to and together with 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.

TAX PARCEL: 31-062-02-011.

ASSESSED VALUE: \$28,350.

COMMON LEVEL RATIO: 3.0.

TO BE SOLD AS THE PROPERTY OF JUSTIN BARDEN AND KRISTINE L. BAILEY UNDER BRADFORD COUNTY JUDGMENT NO. 2017-MF-0004.

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. JUSTIN BARDEN & KRISTINE BAILEY.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

July 5, 2017

July 4, 11, 18

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, July 26, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

All that certain lot or piece or ground situate in Towanda Borough, County of Bradford, Commonwealth of Pennsylvania.

Beginning on the West side of Second Street, at the northeast corner lot of Catherine Swingle, now Heath; thence northerly along the West side of Second Street, 51 1/2 feet more or less, to the center of where was formerly a private alley or way, now closed, and adjoining land of Margaret M. Foyle, now Creveling; thence westerly along the South line of the Foyle, now Creveling lot 153 feet, more or less, to a corner in the center of another alley running North and South; thence southerly along the center of the last mentioned alley 51 1/2 feet to the said Swingle, now Heath lot; thence along the South line of said lot easterly 153 feet to

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the place of beginning, known as 620 Second Street.

Being the same property conveyed to Chase Wilcox, single, as sole owner who acquired title by virtue of a deed from Robert Michel, single, dated January 7, 2013, recorded January 10, 2013, at Instrument Number 201300692, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

Parcel ID No. 47-086.06-083.

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. CHASE WILCOX.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

July 5, 2017

July 4, 11, 18

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, July 26, 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 Sylvania, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a corner post in the center of the mountain road; thence West eight rods and eleven links to the western corner of a barn formerly owned by the heirs of Able Watkins; thence South five rods and one and

one-half links to the corner of lands formerly of Dayton Hollinbeck; thence East along the said former Hollinbeck's lot eight rods and eight and one-half links to the center of the said mountain road; thence North along the center of the said mountain road to the place of beginning.

Containing forty-three and forty-six one hundredths square rods of land, be the same more or less.

Also granting and conveying all oil, gas and mineral rights unto the Grantee herein.

BEING KNOWN AS: 4551 MOUNTAIN AVENUE, TROY, PA 16947 a/k/a RR#1 BOX 196, TROY, PA 16947 a/k/a RR#1 BOX 196, TROY, PA 16947.

BEING THE SAME PREMISES which Daniel G. Perry, Deed dated October 3, 2014 and recorded October 3, 2014 in the Office of the Recording of Deeds, in and for Bradford County, in Record Book Instrument #201421815, granted and conveyed unto SARA L. PERRY, single.

PARCEL #45-067.01-003.

INTEREST AFTER JUDGMENT AT SIX (6%) PERCENT: \$11.74 PER DIEM. ASSESSED VALUE: \$18,400.

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. DANIEL PERRY & SARA PERRY.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

July 5, 2017

July 4, 11, 18

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, July 26, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

All that certain tract or parcel of land situate in the Borough of Sayre, County of Bradford and State of Pennsylvania, and bounded and described as follows:

Beginning in the center of Lehigh Street at its intersection with the center line of Ninth Street (now Stevenson Street) and running thence Westerly along said center line of Stevenson Street One Hundred and Eighty (180) feet to a corner; thence Northerly and parallel with Lehigh Street Eighty (80) feet to a corner; thence Easterly and at a right angle with said Lehigh Street One Hundred and Eighty (180) feet to the center thereof; thence Southerly along the center of said Street Eighty (80) feet to the place of beginning. Being Lot No. 160 on a map made by Z.F. Walker for C.L. Anthony et al, and containing Fourteen Thousand Four Hundred (14,400) Square feet of land.

The Grantees herein further agree and covenant that no barn or outbuildings shall ever be erected upon said premises which shall extend to within twenty-five (25) feet of said Lehigh Street, or within sixteen (16) feet of any other street.

It is mutually understood and agreed that the stipulations, covenants and agreements herein contained are to run with the land herein before described, and are to apply to and bind the successors, heirs, executors, administrators and assigns of the respective parties hereto.

Being the same property conveyed to Catherine L. Greeno who acquired title by virtue of a deed from Helen Kelly, single, dated February 24, 2015, recorded February 25, 2015, at Instrument Number 201503441, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

Being known and numbered as 401 North Lehigh Avenue, Sayre, Pennsylvania, 18840.

Parcel No. 34-007.12-526.

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. CATHERINE GREENO.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

July 5, 2017

July 4, 11, 18

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, July 26, 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 and being in the TOWNSHIP OF NORTH TOWANDA, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

BEGINNING at a spike which is located at the northwest corner of lands hereinabout to be conveyed; thence North 80° 55 minutes East 205 feet along other lands of a former grantor to a pipe as a marker; thence south 44° 25 minutes East 180.69 feet along other lands of a former grantor to a marker; thence South 77° 30 minutes West 176.70 feet along other lands of a former grantor to a marker and continuing on 23.37 feet to a pipe which is used as a marker; thence along the Town-

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ship Road North 49° 33 minutes West to a spike, being 109.72 feet chord distance of 19° curve, continuing along same road North 35° 31 minutes West 84.7 feet to the place of beginning. Being and intending to be 0.75 acres of land.

Map and Parcel ID: 5-073.00-067.

Being known as: 96 McKale Road, Ulster, PA, 18850 f/k/a 4 Searfoss Road, Milan, PA 18831.

Title to said premises is vested in Margaret Coolbaugh and Frank Coolbaugh a/k/a Frank R. Coolbaugh, husband and wife by deed from George D. Cowden and Beth ann Cowden, his wife dated August 31, 1993 and recorded September 3, 1993 in Deed Book 264, Page 186. The said Margaret Coolbaugh died on July 2, 2009 thereby vesting title in her surviving spouse Frank Coolbaugh a/k/a Frank R. Coolbaugh by operation of law.

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. FRANK COOLBAUGH.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
July 5, 2017

July 4, 11, 18

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, July 26, 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 Tuscarora, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at an iron pin located at the west side of State Highway No. 6, at the southeast corner of lands of Robert Shoemaker, now or formerly ; said point being the northeast corner of the lands hereinabout to be conveyed; thence South 16 degrees 22 minutes East along the west side of State Highway Route No. 6 138 feet through an iron pin to another iron pin for a corner; thence South 16 degrees 22 minutes East along the west side of State Highway Route No. 6 20 feet to an iron pin for a corner; thence in a westerly direction along a spring overflow 125 feet more or less to an iron pin in the center of old State Highway Route No. 6 North 28 degrees West along the centerline of old State Highway No.6 124 feet to a point for a corner; thence North 63 degrees 08 minutes East through an iron pin and along the southern line of lands of Robert Shoemaker, now or formerly, 157.9 feet to the west side of State Highway Route 6, the point and place of beginning.

CONTAINING 0.5 acres of land.

LOT NO. 2: BEGINNING at a point, said point being located in the centerline of State Highway No. 6 and 309, said point further being South 26 degrees East 372 feet from the intersection of the centerline of said State Highway and the common boundary line between the lands of the herein Grantors, Jeffrey A. Beach and Tina L. Beach, now or formerly, and Esther McNeal, now or formerly; thence through a pin, said pin being located near the westerly edge of said State Highway, North 64 degrees East 222 feet to a pin; thence South 16 degrees East 200 feet to a pin; thence 63 degrees 15 minutes West 188 feet through a pin set near the westerly edge of said State Highway to the centerline

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of said State Highway; thence along the centerline of said State Highway, North 26 degrees West 200 feet to the place of beginning.

CONTAINING 0.94 acres, be the same more or less.

Describing and intending to describe a tract of lands surveyed by George K. Jones, County Surveyor, on August 16, 1961, survey no. 4515.

TITLE TO SAID PREMISES IS VESTED IN PAMELA J. NEARING, HER HEIRS AND ASSIGNS, by Deed from STACEY J. McMICKEN AND PAMELA J. NEARING, Dated 12/15/2012, Recorded 01/28/2013, Instrument No. 201301862.

Tax Parcel: 116.00-166-008.

Premises Being: 440 Cornell Road, Laceyville, PA 18623-7876.

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. PAM NEARING & STACEY McMICKEN.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
July 5, 2017

July 4, 11, 18