
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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Executor: Richard Wheeland, 401
Beaverdale Road, Troy, PA 16947

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, June 27, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

Parcel # 52-068.03-071-000-000.

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

Beginning at the northwest corner hereof in line of land of now or formerly Perley C. Wrisley and F. P. Case and Sons; thence in a southerly direction along Case lands 165 feet to a corner with Darrow being the southwest corner hereof; thence in an easterly direction along Darrow lands 82.5 feet to a stake for a corner; thence in a northerly direction through lands of now or formerly Frank E. Miller 165 feet to a stake for a corner; thence in a westerly direction 82.5 feet to the place of beginning.

Together with a right of way of 18 feet in width, leading from Prospect Street across lands of W. H. Wood and wife and lands of Frank E. Miller to the lot herein described. Said right of way measured fro property line of Perley Wrisley and to be used in common with Frank E. Miller et ux, their heirs and assigns and grantees, their heirs and assigns.

Excepting and reserving right of way granted to public utility companies.

TITLE TO SAID PREMISES IS VESTED IN Travis E. Morgan and Kimberly A. Morgan, his wife, an undivided one-half interest and Eustace Vanderpool,

married, an undivided one half interest and as between the parties of interest they shall hold title as joint tenants with the right of survivorship, by Deed from Louise M. Moon, single, Dated 07/27/2011, Recorded 07/29/2011, Instrument No. 201119159.

Tax Parcel: 52/068.03/071/000 000/.

Premises Being: 49 WEST BRANCH LANE, TROY, PA 16947-1600.

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. TRAVIS E. MORGAN, KIMBERLY MORGAN & EUSTACE VANDERPOOL.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 6, 2018

June 5, 12, 19

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, June 27, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

BEGINNING in the center of the highway leading from Beech Flats to lands now owned by Burton Montgomery at a point

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where the East line of lands of J. Benson Wright intersect the highway; thence along the West line of lands of said Burton Montgomery South 109 rods and $\frac{2}{3}$ rods to a post corner on the line of lands formerly owned by Thomas Williams and now owned by Shadrach Williams; thence West along the line of lands of said Williams 79 rods to a post; thence North 96 rods along said Williams East line to the center of the highway beforementioned; thence Easterly along said highway to the place of beginning.

CONTAINING 59 acres and 74 perches, be the same more or less.

EXCEPTING AND RESERVING from the above described premises land heretofore sold to Benjamin H. Castle, et ux, et al, by Deed dated the 15th day of May 1952 and recorded in Bradford County Deed Book 482, Page 188 and recorded on the 22nd day of May 1952. The land conveyed in this Deed is more particularly described as follows:

BEGINNING at a point on the public highway 150 feet East of Ray Van Fleet line; thence continuing along the highway in an Easterly direction 400 feet to a point; thence in a Southerly direction 300 feet; thence in a Westerly direction 300 feet; thence in a Northerly direction 400 feet to a point at the place of beginning.

CONTAINING 120,000 square feet, be the same more or less, having thereon a house and other buildings.

PARCEL NO. 16/118.00/049/000000.

BEING KNOWN AS 1154 Sunset Road f/k/a RR 1, Canton, PA 17724.

BEING THE SAME PREMISES which Donald Cole and Pauline Cole, husband and wife, by Deed dated November 23, 1999 and recorded December 17, 1999, in the Office of the Recorder of Deeds in and for the County of Bradford, as Instrument No. 199913507, granted and conveyed unto Paul A. Campbell and Barbara L. Campbell, husband and wife, in fee.

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

Seized and taken into execution at the suit of LSF10 MASTER PARTICIPATION TRUST vs. BARBARA CAMPBELL & PAUL CAMPBELL.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

June 6, 2018

June 5, 12, 19

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, June 27, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS, pieces or parcels of land situate and being in the TOWNSHIP OF RIDGEBURY, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point in the center of State Highway being the Northwest corner of the lot herein described and the Southwest corner of Lot No. 3, now or formerly owned by Olin B. Wood, et ux; thence South 85 East 313 feet through an iron pin to a point in the center of Bucks Creek; thence along the center of Bucks Creek South 46 30' West 128 feet to a point for a corner; thence North 85 West 258 feet through an iron pin to a point in the center line of the aforesaid state highway to a cor-

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ner; North 23 East 100 feet along the center line of said highway to the place of beginning. CONTAINING 26,400 square feet and being Lot No. 4 on that certain survey made by George K. Jones, Bradford County Surveyor, dated August 15, 1966, and being Survey No. 5427.

The grantee agrees not to erect any buildings within 35 feet of the edge of the highway that bounds the above described premises on the West side. The aforesaid building limitation shall be a covenant running with the land on the heirs and assigns of the Grantees herein.

EXCEPTING AND RESERVING from the above described parcel the following parcel of land:

BEGINNING at a point in the center of Bucks Creek where the lands now or formerly of William M. Wood, et ux and Olin B. Wood, et ux come together; thence North 76 04' West 135 feet to a point; thence South 85 East 173 feet to a point in the center of Bucks Creek; thence along the center line of said Bucks Creek South 46 30' West 32 feet to the point and place of beginning. CONTAINING 2,064 square feet.

PARCEL NO. 2: BEGINNING at a point on the center line of the State Highway, where lands now or formerly of Harold C. Woodard, et ux and lands now or formerly of Rodney Kennedy join, thence North 23 East 177 feet to the beginning point for the lot herein described; thence continuing North 23 East 110 feet along the center line of said State Highway to a point for a corner; thence South 85 East 258 feet through an iron pin to a point in the center of Bucks Creek; thence South 28 West 130 feet to a point for a corner; thence North 81 West 240 feet through an iron pin to a point on the center line of the aforesaid State Highway, to the place of beginning. CONTAINING 27,200 square feet. BEING Lot no. 5 on that certain survey made by George K. Jones, Bradford County Surveyor, dated August 15, 1966, being Survey No. 5427.

PARCEL NO. 3: BEGINNING at a point in the center of State Highway No. 08059 where the lands of Olin B. Wood, et ux and William M. Wood, et ux come together; thence South 76 04' East 134.8 feet to a point; thence North 85 West 140 feet to a point in the center of said State Highway 08059; thence along the center line of said State Highway North 23 East 22 feet to the point and place of beginning. CONTAINING 1,465 square feet of land.

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. JEFFREY FLETCHER & APRIL FLETCHER.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 6, 2018

June 5, 12, 19

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, June 27, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING on the East side of Main Street in said Borough, at the southwest corner of a lot formerly of George A. Perkins

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and now of Hampton Huff; thence an easterly course along the South line of said Huff lot, to the Susquehanna River; thence along said River southerly, ninety-nine (99) feet to the line of a lot of the former Collins Estate, now of William Hinkson; thence along the North line thereof westerly to the east line of Main Street; thence along said east line, ninety-nine (99) feet to the place of BEGINNING.

TAX PARCEL #: 05-020.08-004.

BEING KNOWN AS: 731 South Main 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 BANK OF AMERICA vs. ALISON NOVAK & PATRICIA STERN.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 6, 2018

June 5, 12, 19

SHERIFF'S SALE

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

BEGINNING at the southwest corner of lands formerly belonging to the estate of Hiram Knapp; thence easterly along the line

of the said Knapp Estate, 10 rods to the corner of lands formerly of H.L. Case and now or formerly of Mrs. Robert Arnold; thence southerly along the line of said Arnold, 14 rods to the highway; thence westerly along the highway to the corner thereof; thence northerly along the highway to the place of beginning.

CONTAINING 140 perches, more or less.

BEING TAX PARCEL NO. 270500007300-0000.

BEING KNOWN AS 1637 Orwell Hill Road, Rome, PA 18837.

BEING the same premises in which James A. Klink, Single, by deed dated 05/30/2014 and recorded 06/03/2014 in the Office of the Recorder of Deeds in and for the County of Bradford, Commonwealth of Pennsylvania, at Instrument No. 201413422, granted and conveyed unto Kenneth J. Nickeson, married as sole owner.

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 CARRINGTON MORTGAGE SERVICES vs. KENNETH NICKESON.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 6, 2018

June 5, 12, 19

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, June 27, 2018 at 10:00 o'clock

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in the forenoon the following described property to wit:

Legal Description

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

Parcel One:

BEGINNING at the Southwest corner of Public Road along Millstone Creek and lands now or formerly of Herbert; thence along said lands of Herbert 90 degrees East 200.0 feet to a corner; thence along the Western line of lands now or formerly of Morton Camp 90 degrees North 150.0 feet to a corner; thence along the South line of lands now or formerly of Morton Camp 80 degrees West 150.0 feet to Public Road along Millstone Creek; thence South along the Eastern side of said Public Road and Millstone Creek 150.0 feet to the place of beginning; containing about three-fourths of an acre of land, be the same more or less.

Parcel Two:

BEGINNING at a pin in the Southwest corner of lands now owned or formerly owned by Royce Horton, C.J. Stroud and R.C. Stroud; thence North 46 degrees West 87.5 feet to a pin; thence North 10 degrees 30 minutes East 303.8 feet to a pin; thence South 70 degrees 8 minutes East 224.2 feet to a pin in the Southwest corner of lands of Stanley Harris; thence South 37 degrees West 194.5 feet to a pin, which is the Northwest corner of lands now or formerly owned by Royce Horton, C.J. Stroud and R.C. Stroud; thence South 33 degrees 45 minutes West along the line of said lands 154.7 feet to the place of beginning; containing 1.1 acres of land.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Ruth Stroud, Widow, by Deed dated September 5, 1986, and recorded on September 8, 1986, by the Bradford County Recorder of Deeds in Deed Book 35, at Page 157, as Instrument No. 198604879, granted and conveyed unto Charles F. Driesbaugh and Jean F. Driesbaugh, as Tenants by the Entireties.

AND THE SAID Charles F. Driesbaugh departed this life on February 28, 2004, whereby title to the aforementioned premises vested with Jean F. Driesbaugh, an Individual, by Right of Survivorship.

AND THE SAID Jean F. Driesbaugh departed this life on March 24, 2017, intestate, leaving as her only heir-at-law, Thomas R. Frost.

AND THE SAID Thomas R. Frost was duly granted Letters of Administration on August 3, 2017, and appointed as Administrator of the Estate of Jean Driesbaugh, Deceased, a/k/a Jean F. Driesbaugh, by the Bradford County Register of Wills under Docket No. 08-17-0215.

WHEREBY title to the aforementioned premises vested with Thomas R. Frost, Administrator of the Estate of Jean Driesbaugh, Deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 4805 Millstone Road, Monroeton, PA 18832.

PARCEL NO.: 25-110.00-091-000-000.

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 M & T BANK vs. THOMAS R. FROST ADMIN. OF THE ESTATE OF JEAN DRIESBAUGH.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 6, 2018

June 5, 12, 19