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**Bradford County Law Journal**

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Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 FAX (570) 888-2295

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

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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

##### **Myers, May**

Late of Canton Township (died January 19, 2015)  
Executor: Frank Myers, 336 Warren Ave., Bellmawr, NY 08031  
Attorneys: Wm. Alan Shaw, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

##### **Stepanski, James M., Jr.**

Late of the Township of Wysox (died November 19, 2016)  
Administrator: Rodney Gum c/o William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 253 South Franklin Street, Wilkes-Barre, PA 18701  
Attorneys: William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 253 South Franklin Street, Wilkes-Barre, PA 18701

##### **Yale, Richard A.**

Late of Smithfield Township (died January 10, 2017)  
Executors: Carolyn M. Learn and Merle A. Yale c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840  
Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

### SECOND PUBLICATION

##### **Babcock, Robert Morris**

Late of Tuscarora Township (died January 1, 2017)  
Executor: Robert Babcock, 1067 Creek Rd., Laceyville, PA 18623  
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

##### **Ballard, Kenneth R.**

Late of West Burlington Township (died December 14, 2016)  
Executor: Wesley E. Ballard, 1883 Wallace Road, Troy, PA 16947  
Attorneys: Lindsay M. Walker, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Prince, Mary I.**

Late of Windham Township (died January 4, 2017)  
Executor: Patrick J. Barrett, III, 507 West Pine Street, Athens, PA 18810  
Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

##### **Putnam, Robert D., Sr. a/k/a Robert Duane Putnam**

Late of Troy Township (died January 17, 2017)  
Co-Executors: Robert D. Putnam, Jr., 18787 Route 14, Troy, PA 16947, Terry L. Putnam, 320 Iron Mine Road, Troy, PA 16947 and Barry E. Putnam, 1907 Farmers Valley Road, Troy, PA 16947  
Attorneys: Lindsay M. Walker, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

#### THIRD PUBLICATION

##### **Burgess, Ruth J.**

Late of Canton Township (died November 18, 2016)  
Executor: Patrick J. Barrett, III, 507 West Pine Street, Athens, PA 18810  
Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

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### NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that articles of incorporation were filed with the

## BRADFORD COUNTY LAW JOURNAL

Department of State of the Commonwealth of Pennsylvania for:

**VENEZIA CONSULTING INC.**

formed pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

Feb. 7

### NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for:

**WE TRUCKING INC.**

formed pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

Feb. 7

### 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, February 22, 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 Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the common intersecting point of the southwest corner of lands of Henry Hoffman, et ux, now or formerly, southeast corner of lot no. 4 being conveyed to Claverack and the centerline of S. R. 3022; thence proceeding the following two courses and distances along the centerline of S.R. 3022 (1) north 47 degrees 12 minutes 41 seconds west 43.56 feet to a point; and (2) north 60 degrees 50 minutes 02 seconds west 171.44 feet along a chord with an arc

distance of 176.71 feet and a radius of 207.98 feet to a point said point being the true point and place of beginning, said point also being along the centerline of a 40.0 foot right of way belonging to Claverack and being their transmission line; thence proceeding along the centerline of S. R. 3022 the following four (4) courses and distances: 1) south 88 degrees 17 minutes 14 seconds west 32.86 feet along a chord with an arc distance of 32.89 feet and a radius of 207.93 feet to a point; 2) south 77 degrees 39 minutes 23 seconds west 201.05 feet along a chord with an arc distance of 202.02 feet and a radius of 592.83 feet to a point; 3) south 69 degrees 18 minutes 29 seconds west 157.85 feet along a chord with an arc distance of 157.90 feet and a radius of 1,932.62 feet to a point; and 4) south 62 degrees 58 minutes 07 seconds west 98.92 feet to a point; thence proceeding along the lands of Matson the following five (5) courses and distances: 1) north 21 degrees 05 minutes 29 seconds west 40.0 feet to a set pin; 2) north 21 degrees 05 minutes 29 seconds west 134.98 feet to a set pin; 3) south 68 degrees 53 minutes 07 seconds west 150.01 feet to a set pin; 4) south 21 degrees 05 minutes 17 seconds east 134.95 feet to a set pin; and 5) south 21 degrees 05 minutes 17 seconds east 40.0 feet to a point in the centerline of S.R. 3022; thence proceeding along the centerline of S.R. 3022 the following two (2) courses and distances: 1) south 80 degrees 52 minutes 33 seconds west 101.51 feet along a chord with an arc distance of 101.63 feet and a radius distance of 601.03 feet to a point; and 2) south 77 degrees 49 minutes 49 seconds west 67.58 feet along a chord with an arc distance of 67.59 feet and a radius of 1,247.15 feet to a point for a corner; thence proceeding along other lands of the Dr. Francis Sullivan, et ux, (designated as lot no. 1) the following three (3) course and distances: 1) north 20 degrees 28 minutes 40 seconds west 40.0 feet to a set pin; 2) north 20 degrees 28 minutes 40 seconds west 145.67 feet to a set pin; and 3) north 20 degrees 28 minutes 40 seconds west

## BRADFORD COUNTY LAW JOURNAL

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311.47 feet to a set pin for a corner; thence proceeding along lands of Dr. Francis Sullivan, et ux, and Dannemann the following three (3) courses and distances: 1) north 70 degrees 43 minutes 36 seconds east 1,076.58 feet crossing over a 40.0 foot right of way belong to Claverack and being their transmission line, to a set pin in a stonewall for a corner; 2) north 16 degrees 49 minutes 43 seconds west 62.0 feet to a drill hole at the end of a stonewall; and 3) north 69 degrees 32 minutes 45 seconds east 720.17 feet crossing over a 40.0 foot wide right of way belonging to Penelec and being their transmission line to a set pin in a wall for a corner; thence proceeding along lands of Mortin Kalin, now or formerly, south 17 degrees 40 minutes 08 seconds east 256.27 feet to a set pin in from the right of way fence of S. R. 0220; thence proceeding along the westerly edge of the right of way for S. R. 0220 the following three (3) courses and distances: 1) south 37 degrees 47 minutes 18 seconds west 426.71 feet passing along the right of way line which is located 1.0 foot inside a chain link fence, L. R. 1088-A10, S. R. 0220 right of way line to a point for a corner 1.0 foot west of right way fence corner; 2) south 24 degrees 34 minutes 21 seconds west 255.92 feet crossing over the above mentioned Penelec transmission line and passing along L. R. 1088-A10, S. R. 0220 right of way line to a point for a corner 1.0 foot west of right of way fence corner, and 3) south 37 degrees 22 minutes 56 seconds west 79.78 feet along a chord with a arc distance of 79.79 feet and a radius of 2,069.86 feet to a set pin for a corner; thence proceeding along land to be conveyed to Claverack the following three (3) courses and distances: 1) north 59 degrees 41 minutes 14 seconds west 286.30 feet to a set pin creating an interior angle; 2) south 39 degrees 54 minutes 15 seconds west 196.61 feet to a point; and 3) south 39 degrees 54 minutes 15 seconds west 25.0 feet to the point and place of beginning.

CONTAINING 19.81 acres of land designated at lot no. 2 as per plat of survey prepared by Mark O. Shaylor, dated May 26, 1998 and bearing drawing no. 1298.

UNDER AND SUBJECT to building set back line of 10 feet side and rear yard line and 16.5 feet front yard lines from the easterly edge of the right of way for S.R. 3022. 10.0 foot building set back lines along lot no. 4 of the above describe survey map.

TITLE TO SAID PREMISES IS VESTED IN Chris D. Johnson and Billie Jo Johnson, his wife, by Deed from Dr. Francis C. Sullivan and Dorothy C. Sullivan, his wife, Dated 10/10/1998, Recorded 11/09/1998, Instrument No. 199811804.

Tax Parcel: 50-086.00-133-002-000.

Premises Being: RR 3 Box 7B, a/k/a 5587 Old Plank Road, Towanda, PA 18848-8650.

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 vs. CHRIS JOHNSON & BILLIE JO JOHNSON.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 1, 2017

Jan. 31; Feb. 7, 14

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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, February 22, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

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PARCEL NO.: 20-089.01-014.

ALL those certain pieces, parcels and lots of land situate and being in the Township of Herrick, County of Bradford and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the West line of Legislative Route No. 08025 at the intersection of the North Line of Seneca Drive; Thence along the North like of said Seneca Drive North sixty-one (61) degrees thirty (30) minutes West two hundred fifty-eight and sixty-two hundredths (258.62) feet to a corner; Thence north forty-two (42) degrees fifty-seven (57) minutes East one hundred forty-eight and sixty-two hundredths feet (148.62) to a point for a corner; Thence South sixty-three (63) degrees 06 minutes East two hundred seventeen and fifty-four hundredths (217.54) feet to a point in the West line of Legislative Route #08025 South twenty-six (26) degrees 05 minutes West one hundred forty-seven and sixty-one hundredth (147.61) feet to a point at the place of Beginning.

BEING the unnumbered lot with house thereon, together with Lot 104 and a twenty-five (25) foot strip from lot 106 of drawing number 1 of Totem Lake Development by Shaylor Associates dated May 28, 1960 and recorded the 1st day of July, 1960 in the Office of the recorder of deeds, Bradford County, Pennsylvania.

Fee Simple Title Vested in Helen S. Bartholomew by deed from, Fred G. Woodruff and Mary Mae Woodruff, his wife, dated 6/13/1990, recorded 6/15/1990, in the Bradford County Recorder of deeds in Deed Book 148, Page 810.

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. HELEN BARTHOLOMEW.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 1, 2017

Jan. 31; Feb. 7, 14

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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, February 22, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

Tax Map No. 16-117.00-016-003.

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

BOUNDED on the North by the State Highway leading from Canton to Williamsport; on the East by land now or formerly of Orson Ellis; on the South by the Towanda Creek; and on the West by land now or formerly, of Charles P. Spaulding, being Lot 2 in a deed from Belle D. Brown, Executrix of John H. Brown, deceased, dated January 2, 1925 and recorded in the Office for recording deeds in Bradford County on January 3, 1925 in Deed Book No. 354 Page 516.

ALWAYS EXCEPTING AND RESERVING any right or title which the Pittsburgh, Binghamton & Eastern Railroad Company, its successors and assigns, may have in said land.

UNDER and SUBJECT to all easements, rights-of-way, encumbrances, restrictions, reservations, exceptions and other matters contained in prior instruments of record.

## BRADFORD COUNTY LAW JOURNAL

BEING the same lands conveyed by John R. Wheeler and Danielle R. Wheeler, husband and wife to Lonnie D. Carpenter and Lisa J. Carpenter, by deed dated May 20, 2012 and recorded June 15, 2012 to Bradford County Instrument Number 201213653.

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. LISA CARPENTER & LONNIE CARPENTER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 1, 2017

Jan. 31; Feb. 7, 14

### 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, February 22, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

All that lot, piece or parcel of land situate, lying and being in the Township of Pike, County of Bradford, and State of Pennsylvania bounded and described as follows:

Beginning at a point in centerline of Township Road 895 formerly T. R. 1013 and being on line of Lot No. 2, thence along said centerline the following courses and distances:

1. North (72) degrees (48) minutes (13) seconds West (201.46) feet,

2. North (72) degrees (08) minutes (15) seconds West (201.90) feet,

3. North (74) degrees (52) minutes (55) seconds West (76.08) feet,

4. North (75) degrees (15) minutes (13) seconds West (84.14) feet,

5. North (78) degrees (02) minutes (19) seconds West (104.42) feet and

6. North (72) degrees (14) minutes (57) seconds West (51.77) feet to a point,

Thence leaving said centerline and along lands now or formerly of Elwin Ross the following: 1. North (57) degrees (37) minutes (55) seconds East (414.41) feet to an iron pin and 2. North (09) degrees (55) minutes (00) seconds East (693.00) feet to an iron pin on line of lands now or formerly of Cobb,

Thence along lands of Cobb, South (74) degrees (28) minutes (07) seconds East (276.92) feet to an iron pin on line of Lot No. 2,

Thence along Lot No. 2, South (03) degrees (29) minutes (20) seconds East (588.99) feet to an iron pin and South (10) degrees (23) minutes (15) seconds West (450.00) feet to the point of beginning.

Containing: Nine and Sixty Six Hundredths (9.66) Acres of land more or less as Surveyed by John Butler, RLS., in November of 1991.

BEING the same property conveyed to Peoples State Bank of Wyalusing who acquired title by virtue of a deed from Steven A. Evans, Sheriff of the County of Bradford in the State of Pennsylvania, dated January 25, 2008, recorded January 25, 2008, at Instrument Number 200800987, Bradford County, Pennsylvania records.

Parcel No. 29-078.00-137-004-000.

Known as RR 1 Box 79, Leraysville, PA 18829.

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.

## BRADFORD COUNTY LAW JOURNAL

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Seized and taken into execution at the suit of WELLS FARGO BANK vs. ANDREA ADAMS a/k/a ANDREA FOWLER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 1, 2017

Jan. 31; Feb. 7, 14

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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, February 22, 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 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  
February 1, 2017

Jan. 31; Feb. 7, 14

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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, February 22, 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, lying and being in the Township of Ridgebury, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

#### LOT NO. 1:

On the North by lands, now or formerly, of Mark Chamberlain; on the East by lands, now or formerly, of March Chamberlain and the public road leading from Bentley Creek to Gillett; on the South by lands, now or formerly, of Mark Chamberlain and land, now or formerly, of Mrs. Charles Strobridge; on the West by land, now or formerly, of Mrs Charles Strobridge and Frank Rumsey.



## BRADFORD COUNTY LAW JOURNAL

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Containing sixteen acres be the same more or less.

Being the same premises conveyed by Linda M. Morel, widow, to William Covell and Margaret COvell, his wife, by deed dated July 28, 1994, and recorded July 29, 1994, in Bradford County Record Book 298 at Page 608.

LOT NO. 2:

BEGINNING at a point in the centerline of Township Road T-773 where the north-eastern corner of lands of William and Margaret Covell, now or formerly, come together with the southeastern corner of the property described in this deed; thence leave the centerline of said Township Road and go South 87° 00' 38" West 25 feet to a set rebar located near the western edge of T-773; thence South 87° 00' 38" West 672.12 feet to a set rebar for a corner; thence North 9° 35' 32" East 323.66 feet along a fence and to a set rebar for a corner; thence North 87° 00' 38" East 636.12 feet to a set rebar; thence North 87° 00' 38" East 50.0 feet to a point in the centerline of Township Road T-773; thence follow the centerline of Township Road T-773 the following three (3) courses and distances: South 11° 40' 34" West 43.26 feet to a point; thence South 8° 18' 52" West 62.88 feet to a point; thence South 6° 41' 28" West 215.45 feet to a point in the centerline of Township Road T-773, which is the point and place of BEGINNING.

Containing 5.0 acres, more or less, as depicted on the survey map dated September 20, 2001, by Mark O. Shaylor, P.L.S., bearing Drawing Number 5501, and approved as a subdivision by the Bradford County Planning Commission on December 11, 2001, and assigned office file number 2001-179.

Being the same premises conveyed by Lynn R. Chamberlain and Zane B. Chamberlain, Co-Administrators of the Estate of Doris G. Chamberlain, and Lynn R. Chamberlain and Doris Chamberlain, his wife, and

Zane B. Chamberlain and Mary Ellen Chamberlain, his wife, to William R. Covell and Margaret Covell, his wife, by deed dated February 19, 2002, and recorded February 25, 2002, as Bradford County Instrument No. 200202387.

EXCEPTING from the above-referenced parcel one-half (1/2) of all the subsurface rights thereto, including, but not limited to, the oil, gas and methane and other minerals (including hard minerals, excepting coal) produced in conjunction therewith, including but not limited to mined out or gob areas of such formations (hereinafter collectively called "seam gas", "methane gas", "gob gas", "mine methane", "methane", "methane gas", "occluded gas", and other naturally occurring gases contained in or associated with any gas originating or produced from any formations, seams or strata) and their constituents, whether hydrocarbon or non-hydrocarbon, underlying the lands herein described.

Property Address: 5191 Thompson Hill Road, Gillett, PA 16925.

Assessment Number: 30-030.00-082-000-000.

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 ELMIRA SAVINGS BANK vs. IRA NIENHUESER, JR. & CHERYL NIENHUESER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 1, 2017

Jan. 31; Feb. 7, 14

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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 Brad-

## BRADFORD COUNTY LAW JOURNAL

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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, February 22, 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, situated in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Pleasant Street at the Southwest corner of a lot formerly of George and Ella Rounds, now or formerly of Ella Platt; running thence along the center of Pleasant Street fifty-two and one-half (52 1/2) feet to the Southeast corner of the now or formerly Clendenney Lot; thence North one hundred thirty-four and four tenths (134.4) feet more or less to an iron pin; thence Easterly along the South line of the now or formerly Kilmer Plot fifty-two and one-half (52 1/2) feet to an iron pin; thence Southerly one hundred thirty-four and four-tenths (134.4 feet ) feet along the Westerly line of the now or formerly Rounds-Platt lot to the center line of Pleasant Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael W. Hickey, by Deed from William Hessler and Karen Hessler, his wife, dated 06/28/1994, recorded 07/05/1994 in Book 295, Page 898.

Tax Parcel: 36-020-22-611.

Premises Being: 106 Pleasant Street, a/k/a 106 Valor Street, Sayre, PA 18840-1225.

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. MICHAEL W. HICKEY.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 1, 2017

Jan. 31; Feb. 7, 14

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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, February 22, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING in an iron pin in the east side of Second Street, said iron pin being 100 feet from the intersection of the South line of Gordon Farr Street and the East line of Second Street; thence along the lines of Charles Cornwall and Scott Winters, now or formerly, South 75 degrees 35 minutes 00 seconds East 175.00 feet to an iron pin for a corner; thence along the line of Robert Smith, now or formerly, South 15 degrees 30 minutes 00 seconds West 50.00 feet to an iron pin; thence along the line of Betty Nye, now or formerly, North 75 degrees 30 minutes 00 seconds West 174.13 feet to an iron bolt in the East line of Second Street; thence along the line of Second Street North 14 degrees 30 minutes 00 seconds East 50.00 feet to the point and place of BEGINNING.

CONTAINING 8,728.19 square feet of land as shown on a plan made by Bruce Benish Surveying dated July 1, 1998, being Plan No. 98225.

## BRADFORD COUNTY LAW JOURNAL

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TAX PARCEL #: 55-060.03-085.

BEING KNOWN AS: 204 Second Street a/k/a 142 Second Street, Ulster PA 18850.

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

Seized and taken into execution at the suit of M & T BANK vs. TRAVIS ASPLING.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 1, 2017

Jan. 31; Feb. 7, 14

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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, February 22, 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 Borough of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

On the north by lands formerly of Charles N. Shepard, now or formerly of Harold Ritter and Priscilla B. Ritter, on the east by York Avenue, on the south by lands formerly of A. C. Smith, now or formerly of Ralph A. and Veda A. Lunger; and on the west by Orchard Street, said lot being 100 feet in width on York Avenue and Orchard Street and 200 feet deep.

Being the same lands conveyed by Claire Barnhill and Henry B. Barnhill, her husband, to Allen Strawn and Violet Strawn, by deed dated April 26, 2000, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, on June 6, 2000, to Bradford County Instrument Number 200005005.

Bradford County Assessment Number: 49-086.02-063-000-000.

Street Address: 327 York Avenue, 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 1ST CITIZENS COMMUNITY BANK vs. ALLEN STRAWN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 1, 2017

Jan. 31; Feb. 7, 14

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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, February 22, 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 Borough of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

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Beginning at an iron pin, said pin being in the southeast corner of land described, the northeast corner of land of Donald Reuter, now or formerly, and being on the west line of York Avenue; thence along land of Donald Reuter, now or formerly, South 84° 22' West 229 feet to an iron pin; thence along land of L. Ashton Merrill, Jr., North 3° 53' West 127 feet to an iron pin on the south line of Ann Street; thence along the south line of Ann Street 84° 23' East 213.2 feet to a point; said point being the northeast corner of land described and being the intersection of the south line of Ann Street with the west line of York Avenue; thence along the west line of York Avenue, South 11° East 127.5 feet to an iron pin and place of beginning. Containing 28.073 square feet of land, more or less. Description according to survey No. 8530 by George K. Jones.

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 and intending to describe the same premises conveyed by Harold E. Reinert and Janet K. Reinert to Allen R. Strawn and Violet Strawn, husband and wife, by deed dated December 4, 1998, and recorded on December 14, 1998, in the office of the Recorder of Deeds of Bradford County to Bradford County Instrument Number 199813403.

Bradford County Assessment Number: 49-086.02-072-000-000.

Street Address: 311 York Avenue, 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 1ST CITIZENS COMMUNITY BANK vs. ALLEN STRAWN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 1, 2017

Jan. 31; Feb. 7, 14

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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, February 22, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

All that certain lot or piece of ground situate in Towanda Borough, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

Lot No. 1: Bounded on the North by State Street; on the East by Western Avenue; on the South by lot formerly owned by John Holmes and on the West by an alley formerly owned by N. L. Keeler; being about fifty (50) feet wide and one hundred (100) feet long.

Lot No. 2: Beginning at the northwest corner of land formerly of John L. Laughlin, being lot no. 1 herein; thence southerly along the western line about fifty (50) feet to lands formerly of John Holmes estate; thence westerly along the northern boundary of said John Holmes estate lands twelve (12) feet to lands formerly of T. C. Whalen; thence northerly along the eastern line of said T. C. Whalen's land about fifty (50) feet to State Street; thence easterly along State Street twelve (12) feet to the place of beginning.

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BEING the same premises conveyed to Allen R. Strawn be deed from Patricia McBride, nmb Patricia Henneman, married, dated September 1, 2011, and recorded September 23, 2011, to Bradford County Instrument Number 201123541.

Bradford County Assessment Number:  
48-086.03-109-000-000.

Street Address: 100 Western Avenue,  
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 1ST CITIZENS COMMUNITY BANK vs. ALLEN STRAWN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 1, 2017

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