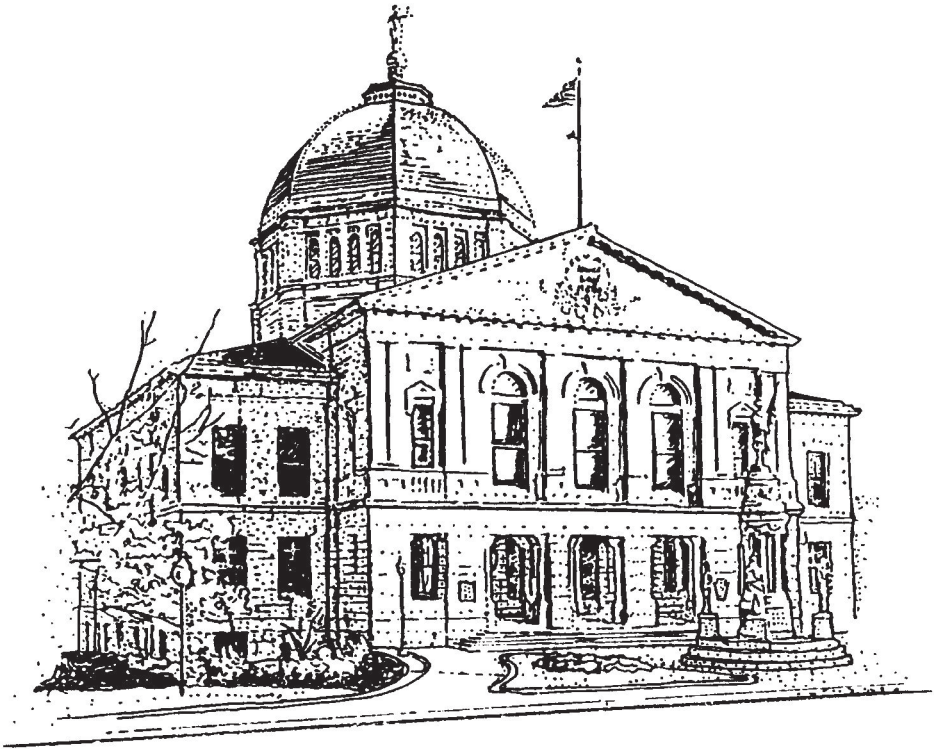


# Bradford County Lab Journal

ISSN 1077-5250

Vol. 11      Towanda, PA Tuesday, May 21, 2019      No. 21



The Court:

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

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

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**Bradford County Law Journal**

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206 S. Keystone Avenue, Sayre, PA 18840

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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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## 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

##### **Chrzan, Frank E.**

Late of Troy Township (died April 1, 2019)

Executor: Jacob Cummings, 345 Timber Lane, Troy, PA 16947

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

##### **Sitas, Valentín**

Late of Leroy Township (died November 12, 2018)

Executrix: Ileana Koller c/o Gerald W. Brann, Esquire, Brann, Williams, Caldwell, Sheetz & Blaney, 1090 West Main Street, Troy, PA 16947

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

#### SECOND PUBLICATION

##### **Brown, Kimberly A. a/k/a Kimberly Ann Brown**

Late of Canton Township (died April 16, 2019)

Executor: Robert V. Palmer, 1175 Graham Road, Canton, PA 17724

Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell, Sheetz &

Blaney, 1090 West Main Street, Troy, PA 16947

##### **Herman, Joey L.**

Late of Canton Township (died April 5, 2019)

Co-Executors: Michael W. Herman, 14129 Route 14, Canton, PA 17724 and Alvin G. Herman, 14330 Route 14, Canton, PA 17724

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

##### **Homet, Francesca a/k/a Francesca M. Homet**

Late of Troy Township (died April 11, 2019)

Executor: James T. Homet c/o Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Attorneys: Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

##### **Pross, Douglas Allen**

Late of Bradford County

Administratrix: Donna Birks, 11478 Sheshequin Road, Athens, PA 18810

#### THIRD PUBLICATION

##### **Brassington, Robert L.**

Late of Albany Township (died April 17, 2019)

Co-Executors: Robert L. Brassington, Jr., 680 Ladensburg Hill Road, New Albany, PA 18833 and Ray L. Brassington, 73 Hudson Bay Road, Unit #7, Brownings, MT 59417

Attorneys: Law Office of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

##### **Macafee, John H.**

Late of Bradford County (died March 2, 2019)

Personal Representative: Sandra Mainardi, 24 Sherbrooke Drive, Lincoln Park, NJ 07035

## BRADFORD COUNTY LAW JOURNAL

### **Rogers, Susan J.**

Late of Sayre Borough (died March 31, 2019)

Executor: Robert Ackley, 305 Douglas Avenue, Sayre, PA 18840

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

### **Ruest, Armand Roger, Jr. a/k/a Armand Reust**

Late of New Albany (died January 9, 2019)

Administratrix: Michele Fulmer-Armitage 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

### **REGISTER'S NOTICE**

0816-0050 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF LELA C. GREENOUGH, Executrix of the Estate of Cecelia A. Brush, Deceased, late of Smithfield Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 4th day of June, 2019.  
Shirley Rockefeller  
Register of Wills

May 21, 28

### **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, May 29, 2019 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 Sayre, County of Bradford,

Commonwealth of Pennsylvania, bounded and described as follows:

On the North by lands formerly of Daniel Dean, now or formerly of Anthont Quattrini; on the East by Lands formerly of Katherine Toriski, now or formerly of Joseph Quattrini Estate; on the South by lands of Second Street; on the West by lands formerly of Daniel Dean; now or formerly of Grant T. Simmons; consisting of one (1) lot of more or less, and previously known as County owner property No. 233.

BEING the same premises which Peter J. Quattrini, Jr., by Deed dated September 9, 1997, and recorded September 10, 1997, in the office of the Recorded of Deeds in and for the County of Bradford, Pennsylvania, as Instrument No. 199718675, granted and conveyed unto Peter J. Quattrini, Jr and Brenda M. Keene, in free.

PREMISES BEING: 139 Blackmann Street, Sayre, PA 18840.

BEING the same premises which Peter J. Quattrini, Jr, sand Brenda M. Quattrini, his wife, late by Deed dated August 3, 2012 and recorded November 6, 2017 in the Office of the Recorder of Deeds in and for Bradford County in Deed Book/Pg or Instrument # 201222792 granted and conveyed unto Richard Periman and Mary Periman, his wife, single.

BEING PARCEL NO.: 35-007.07-044-000-000.

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 LAKEVIEW LOAN SERVICING vs. RICHARD & MARY PERIMAN.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 8, 2019

May 7, 14, 21

## BRADFORD COUNTY LAW JOURNAL

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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, May 29, 2019 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 South Waverly, County of Bradford, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the Eastern boundary of Martin Street, formerly known as Fourth Street; thence, North 02 degrees 31 minutes 34 seconds West, along Martin Street, 137.65 feet to a 5/8-inch rebar; thence, North 87 degrees 23 minutes 26 seconds East, 71.75 feet to a 5/8-inch rebar in lands now or formerly of Babcock; thence, South 02 degrees 31 minutes 34 seconds East, 137.65 feet along lands now or formerly of Babcock and also lands now or formerly of Edsell to a 5/8-inch rebar; thence, along lands now or formerly of Spartacus, South 87 degrees 23 minutes 26 seconds West, 71.75 feet to the point and place of BEGINNING.

BEING Lot No.2, containing 0.23 acres on Survey Map for Subdivision of lands of Ronda J. Bouse, survey by Butler Land Surveying, LLC, which survey was dated May 4, 2012 and amended June 6, 2012, and being Map No. 3200. Said Subdivision was approved by the Bradford County Planning Commission on June 20, 2012 and was recorded in the Office of the Register and Recorder on June 22, 2012 to Map 8749, to Instrument No. 201214178.

BEING Parcel ID 41-007.05-165-000-000 AND BEING known for informational purposes only as 208 Martin Street, Sayre, PA.

BEING THE SAME PREMISES which was conveyed to Steven R. Althoff and Jessica E. Althoff, husband and wife, by Deed of Aaron Yoder, single, dated 11/21/2013 and recorded 12/09/2013 as Instrument 201324323 in the Bradford County Recorder of Deeds Office, 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 PLANET HOME LENDING vs. JESSICA ALTHOFF & STEVEN ALTHOFF.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 8, 2019

May 7, 14, 21

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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, May 29, 2019 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 South Creek, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of South Creek Township Route # 773 at a point where lands formerly of Jay H. Harkness join with lands of the grantors herein; thence proceeding in a Northerly direction a distance of thirteen (13) rods to an iron pin

## BRADFORD COUNTY LAW JOURNAL

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for a corner; thence proceeding in a West-erly direction a distance of thirteen (13) rods to an iron pin for a corner; thence proceeding in a Southerly direction a distance of thirteen (13) rods to an iron pin for a corner in the center of the said Township Route # 773; thence proceeding in an Easterly direction along the center of said Township Route # 773 a distance of thirteen (13) rods to a point, the place of beginning. Containing one (1) acre of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Jay A. Harkness and Diane Harkness, his wife, by Deed from Merton L. Harkness and Hazel M. Harkness, his wife, Dated 08/16/1971, Recorded 08/18/1971, in Book 608, Page 355.

Tax Parcel: 40-016.00105.

Premises Being: 285 HARKNESS ROAD, GILLET, PA 16925-8769.

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 HSBC BANK USA vs. JAY HARKNESS & DIANE HARKNESS.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 8, 2019

May 7, 14, 21

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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, May 29, 2019 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 Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the centerline of Township Road Number 300, known as Brague Road, the point where the easternmost edge of the 50 foot right-of-way for Dauber Road, if extended, would intersect with the said centerline; thence, along the easternmost edge of the 50 foot right-of-way for Dauber Road, and crossing a manhole in the northern half of Brague Road North 48 degrees 19 minutes 10 seconds East 144.46 feet to a pin set to mark the northernmost corner of the lands herein described; thence, South 47 degrees 45 minutes 17 seconds East, 143.67 feet to a pin set to mark the easternmost corner of the lands herein described; thence, South 36 degrees 24 minutes 25 seconds West 139.94 feet through a pin set approximately 30 feet from the edge of the roadway to a point on the centerline of Brague Road; thence along the centerline of Brague Road North 49 degrees 13 minutes 19 seconds West 173.25 feet to a point, the place of beginning. Containing 22,405.96 square feet or 0.514 acres, more or less.

BEING and intending to describe the lands depicted on the plat of survey for subdivision purposes prepared by Millstone Surveying, Troy, Pennsylvania dated March 11, 2003 and being their Map Number G-318. The subdivision of this land was approved by the Bradford County Planning Commission on June 20, 2003 at Office File Number 2003-033.

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 of rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

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BEING the same property conveyed to Lonnie J. Smith, III, by deed dated January 6, 2012, from William J. Longenbecker and Donna J. Longenbecker, his wife, of record in Document Number: 201200744, Office of the Bradford Court Clerk.

COMMONLY known as: 4 Dauber Lane, Canton, PA 17724.

PARCEL NUMBER: 16-117.00-089.

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

Seized and taken into execution at the suit of FREEDOM MORTGAGE CORPORATION vs. LONNIE J. SMITH, III.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 8, 2019

May 7, 14, 21

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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, May 29, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

Tax Id Number(s): 4907301083000000.

Land Situated in the Borough of Towanda in the County of Bradford in the State of PA.

BEGINNING AT A POST ON THE LINE OF PACKER AVENUE AND C C, WOOD'S LOT; THENCE NORTH 20 DEGREES WEST 150 FEET TO A POST; THENCE NORTH 70 DEGREES EAST 50 FEET TO A POST; THENCE ALONG THE DIVISION LINE OF DAVID SHERIDAN'S LOT, SOUTH 20 DEGREES

EAST 150 FEET TO THE LINE OF PACKER AVENUE; THENCE BY SAID PACKER AVENUE SOUTH 70 DEGREES WEST 50 FEET TO THE PLACE OF BEGINNING. BEING LOT NO.2 OF BLOCK NO.4 OF SAYRE AND COMPANY'S ADDITION TO TOWANDA.

Commonly known as: 103 Packer Ave, Towanda, PA 18848.

BEING THE SAME PREMISES CONVEYED TO Robert H. Eldred, Sandra E. Curry and Karen S. Curry, By deed from Robert H. Eldred, dated 6/17/2004 and recorded 7/22/2004 as Instrument #200409191. The said Robert H. Eldred, dod 2/27/2005, and the said Sandra E. Curry, dod 5/12/2017, vesting title in Karen S. Curry.

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 QUICKEN LOANS vs. KAREN CURRY.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 8, 2019

May 7, 14, 21

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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, May 29, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Towanda Borough, County of Bradford, Commonwealth of



## BRADFORD COUNTY LAW JOURNAL

Pennsylvania, bounded and described as follows:

North by lands now or late of John Stoneman; east by Orchard Street; South by lots Nos. 3 and 5 of Block No. 1 of Subdivision No. 2 of Towanda Improvement Company's Plan of Towanda; and west by Lot No. 4 of Block No. 1 of Subdivision No. 2 of the same plan which is recorded in County Map Book 1 page 12; said lot being fifty feet front on, Orchard Street and one hundred and fifty feet deep, and having a frame dwelling house.

PARCEL #: 49-086.01-123-000-000.

PROPERTY ADDRESS: 19 Orchard Street, 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 FREEDOM MORTGAGE CORPORATION vs. EUGENE GRENINGER & BARBARA GRENINGER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 8, 2019

May 7, 14, 21

### 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, May 29, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

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

Beginning at a point in the centerline of State Highway Route No. 08079, being the most northerly corner of the lot about to be described, and being a common corner with lands of Kathleen M. Petty; thence along the center line of State Highway Route No. 08079, South 34 degrees 33 minutes 25 seconds East, 85.14 feet to a point for a corner; thence leaving State Highway Route No. 08079, South 28 degrees 38 minutes 35 seconds West, 468.54 feet to a corner and a point in Bullards Creek; thence the following 5 courses and distances: (1) North 40 degrees 6 minutes 12 seconds West, 82.18 feet to a point; (2) North 16 degrees 27 minutes 9 seconds West, 96.23 feet to a point; (3) North 1 degree 16 minutes 58 seconds East, 84.27 feet to a point; (4) North 10 degrees 24 minutes 11 seconds West, 35.36 feet to a point; and (5) North 1 degree 33 second 35 minutes West, 115.78 feet to a point; thence crossing Bullard Creek and along lands of Kathleen M. Petty, North 70 degrees 54 minutes 42 seconds East, 279.52 feet to the center line of State Highway Route No. 08079 and the place of beginning.

Containing 1.92 acres of land according to survey map prepared by George K. Jones and Associates dated January 18, 2001 revised January 29, 2001, recorded in Bradford County to Map Number 6313.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 3215 North Rome Road (fka RR 3, Box 3053), Rome, PA 18837.

BEING THE SAME PREMISES WHICH Kathleen M. Petty, by deed dated December 30, 2002 and recorded January 6, 2003, Bradford County Instrument No. 200300130, granted and conveyed unto Edward S. Cranmer and Dawn M. Cranmer. Edward S. Cranmer died October 1, 2006. Upon his death, title to the subject premises vested in his wife, Dawn M. Cranmer, by operation of law.

UNDER AND SUBJECT to and together with prior grants and reservations of



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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: 32-048.00-101-001-000.

ASSESSED VALUE: \$7,200.

COMMON LEVEL RATIO: 3.10.

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. DAWN CRANMER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 8, 2019

May 7, 14, 21

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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, May 29, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain lot of land in Albany Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of U.S. Highway Route 220 at the Sullivan and

Bradford County lines; thence along line of lands now or formerly of Eugene Bown North 68° West 585 feet to a corner stone; thence along lands now or formerly of Frank F. Farrell North 27° East 437 feet to a corner stone; thence still along lands now or formerly of said Frank F. Farrell North 02° West 285 feet to a point in the center of aforesaid U.S. Highway Route 220 leading to Towanda; thence Southerly along the center of the aforesaid U.S. Highway Route 220 898 feet to the point and place of beginning.

Containing 3.1 acres of land, be the same more or less.

BEING the same premises conveyed to Laura C. Cimino by deed of Richard Frankenfield, by his attorney in fact Mary Beth Frankenfield, his wife, dated 6 May 2015 and recorded 6 May 2015 as Bradford County Instrument No. 201507668.

UNDER AND SUBJECT TO an oil and gas lease from Justin Andrew Frankenfield to Chesapeake Appalachia, LLC, dated 3 December 2010 and recorded 22 December 2011 as Bradford County Instrument No. 201123420.

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

Seized and taken into execution at the suit of CITIZENS & NORTHERN BANK vs. AUSTIN GOWIN & ALYXZANDRIA GOWIN.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 8, 2019

May 7, 14, 21

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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

## BRADFORD COUNTY LAW JOURNAL

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, May 29, 2019 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 Township of Overton, County of Bradford, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the easterly line of Township Road T-361, the northwest-erly corner of Lot No. 17; thence along the northerly line of said lot South 76° 50' East 211 feet to a set pipe corner; thence North 05° 15' West 100 feet to the southeasterly corner of Lot No. 19; thence along the same North 76° 50' West 211 feet to the line of said township road; thence along the same South 05° 15' East 100 feet to the place of beginning. 0.45 acres.

Containing 20,019.68 square feet of land, more or less, as per survey by C. English, dated April 1968, of the Kahill Mountain Lake and Park Plan of Lots.

STIPULATIONS AND COVENANTS, AS WELL AS RESTRICTIONS, concerning building lots and use of Park grounds and facilities to accompany every deed or agreement for the sale of land in said Park.

(a) The premises herein described shall be used for private residential purposes only, and no building shall be erected thereon, except one single family private dwelling house, which shall have a minimum of 720 sq. ft. of inside living space, excluding basement, porches, and attic and be not less than 24 ft. in length or width excluding porches or steps. If required, a suitable garage for private use only may be constructed. No such single family private dwelling shall thereafter be remodeled for (or used for) multiple family or business occupancy. No temporary structure or automobile trailer shall be erected or permitted for the purpose of camping or otherwise.

(b) The plans and specifications of such residence, (or garage) or the remodeling or replacement of it, including the sewerage disposal system and water and their location on the premises, shall be submitted to the owners of Kahill Mountain Lake and Park, their heirs, successors, or assigns, and their approval in writing first secured before any work in the construction thereof is begun. Said building must be completed within one year after date of commencing the construction thereof.

(c) No part of any building including porches, steps or projections of any kind shall be built at a less distance than fifty (50) feet from the high water line of the Lake, or at less distance than thirty-five (35) feet from any road unless prior approval in writing, is first obtained from the owners of Kahill Mountain Lake and Park, their heirs and assigns.

(d) Easements for installation and maintenance of utilities and drainage facilities are reserved over a five foot strip along the rear and both sides of each lot.

(e) No evacuation shall be made on the premises, nor earth or sand removed therefrom, except as a part of the building operations in the erection of said building or grading of lot.

(f) The said dwelling house, when erected, shall be painted or stained on the exterior and at all times kept and maintained in a good and suitable state of repair.

(g) No out-house, toilet, or privy shall be erected on said premises unless incorporated in the buildings above mentioned and having connections for sewage disposal by means of a septic tank or sump which shall meet the requirements of the State or Local Board of Health for sewerage disposal. No sewerage shall be disposed into or allowed to seep into Kahill Mountain Lake and Park, nor the tributaries thereof; no sump, septic tank, or drain field shall be placed within fifty (50)

## BRADFORD COUNTY LAW JOURNAL

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feet of the Lake unless written approval by the owners of the Lake, their heirs and assigns, has been first secured.

(h) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

(i) No signs, posters, billboards, advertising matter of any kind, nor solid board fences, nor fences of such solid material as to obstruct the view, except fences four (4) feet or less in height, shall be erected on said premises.

(j) No lot of land in the sub-division shall be used as a dumping ground for rubbish. Garbage, trash or other waste matter shall be kept in sanitary containers.

(k) No docks shall be constructed, remodeled or replaced without prior approval of the plans, specifications and location, as required above for the erection of a dwelling.

(l) It is specifically understood and agreed that no part of the bed of the Lake to the high water mark is included in this conveyance.

(m) Omitted.

(n) The owners of Kahill Mountain Lake and Park, reserve to themselves and their heirs, all the right, title and interest, to all minerals, oil and gas on the said real estate.

(o) Fishing and hunting by the purchaser, his immediate family or house guest, shall not exceed a combined number of four persons in any one day. Guests must be accompanied by the purchaser or his immediate family. Artificial bait and worms may be used. Duck hunting shall be allowed only with permission of the owners and provided Federal and State Laws for fowl hunting are adhered to. The area, when delivered, shall give and grant to the purchasers, their heirs and assigns, the right and privilege of boating, bathing, fishing and ice skating in the

Lake provided, however, that no boats, canoes, or ice boats shall be operated upon said Lake by mechanical means; nor shall any of the foregoing activities be engaged in for any commercial purpose whatsoever, provided however, the owners of the Lake, their heirs and assigns, reserve the right to use a mechanically operated boat for water treatment, fish management and other special purposes.

NOTE\* These further conditions are to be inserted when the lot is sold under a contract.

(p) That if default shall be made in any payment, as herein provided, and if any such default shall continue for thirty (30) days, then, after the lapse of said period of thirty (30) days, all payments previously paid shall, at the option of the Seller, without any notice, or demand, be and become forfeited, irrevocably, and be retained by the Seller as liquidated damages, and thereupon, this agreement shall terminate, and be of no further force or effect.

(q) That, upon the said purchase price being fully paid, according to the conditions, provisions, and terms of this agreement, the Seller shall convey by SPECIAL WARRANTY deed to the purchaser, the said piece, or parcel of land free from any and all liens and encumbrances.

(r) Kahill Mountain Lake Park all subject to such reasonable rules and regulations as the said owners of Kahill Mountain Lake and Park may from time to time adopt and make public.

BEING the same premises as conveyed by John H. Gardner and Mary M. Gardner, his wife, to John Natale, Pasquale J. Capobianco, and Angelo P. Capobianco by deed dated December 23, 1991 and recorded December 26, 1991 in Bradford County Record Book 197 at page 925.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty

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(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 BRADFORD COUNTY SANITATION vs. CHRISTOPHER SALLSGIVER & SAMANTHA SALLSGIVER.  
Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 8, 2019

May 7, 14, 21