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**Bradford County Law Journal**

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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 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.

#### THIRD PUBLICATION

##### **Powers, Sally G.**

Late of Wysox Township (died May 29, 2018)

Executor: Donald R. Powers, 11 S. Circle Dr., Apalachin, NY 13732

Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

#### FICTITIOUS NAME NOTICE

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An application for registration of a fictitious name was filed under 54 Pa. C.S. (relating to names), for a business under the Fictitious Name of:

##### OFFSHOOT OUTSOURCE

with its principal office at: 201 Goose Hollow Rd., Athens, PA 18810. The name and address of the party to the registration are: Basil Bacorn, 201 Goose Hollow Rd., Athens, PA 18810.

July 17

#### FICTITIOUS NAME NOTICE

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An application for registration of the fictitious name:

##### TREND AUTO

134 Cook Ln., Wysox, PA 18854 has been filed in the Department of State at Harrisburg, PA, File Date May 29, 2018 pursuant

to the Fictitious Names Act, Act 1982-295. The names and address of the persons who are parties to the registration are Joshua Mosier and Alisha Mosier, 2432 James St., Towanda, PA 18848.

July 17

#### SHERIFF'S SALE

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By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, July 25, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

##### LEGAL DESCRIPTION

ALL THAT TRACT parcel or lot of land, situate in the Township of Windham, County of Bradford and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe located at the Northwest corner of lands now or formerly of Edward Brink, said point being the Northeast corner of the land herein about to be described and is Six Hundred (600') feet more or less West of the center line of Township Route T-904 at the Southern Edge of a roadway; thence South Seventeen Degrees Fifty minutes West (S 17° 50' W) One Thousand Four Hundred Sixty-One and Nine Tenths (1,461.9) feet along the West line of lands now or formerly of Edward Brink and a hacked line to an iron pin for a corner; thence North Seventy-Nine degrees West (N 79° W) Seven Hundred Sixty-Two and Six Tenths (762.6) feet along a hedge row and fence and the Northern line of lands now or formerly of Vinette Alderson to an iron pin for a corner; thence North Eighteen degrees Six minutes East (N 18° 6' E) One Thousand Four Hundred Forty-Four and Four Tenths (1,444.4) feet along lands now or formerly of Glenn and Roberta Wolfe to

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an iron pipe for a corner; thence along the Southern, line of a roadway the following courses and distances: South Eighty-One degrees Fifteen minutes East (S 81° 15' E) Four (4) feet; South Seventy-Nine degrees East (S 79° E) Three Hundred Forty-Four (344') feet and South Eighty-One degrees thirty minutes East (S 81° 30' E) Four Hundred Eleven (411) feet to an iron pin, the point and place of beginning.

Containing Twenty-Five and One-Tenth (25.1) acres of land, be the same more or less, as depicted on that survey prepared by Leonard T. Carver, Registered Surveyor No. 19365-E, dated August 14, 1981, bearing Map No. 1011-116.

Together with the right and privilege to use an existing driveway from Township Route T-904 to the above-described lands, said driveway being Thirty (30) feet in width, be the same more or less.

BEING the same premises conveyed by deed of Laura Goodwin, individually and as executrix of the estate of Pauline Hunt a/k/a Pauline Delorse Hunt a/k/a Pauline D. Hunt, Damon Hunt, Steven Goodwin, Karen Hawkins and Janet Evenson, to David J. Estelle, Jr., dated November 21, 2014, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, to Bradford County Instrument Number 201426215.

Bradford County Assessment Number: 59-010.00-046-000-000.

Street Address: 225 Lyons Lane, Rome, PA 18837.

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 FIRST CITIZENS COMMUNITY

BANK vs. ESTATE OF DAVID ESTELLE, JR.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

July 4, 2018

July 3, 10, 17

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### SHERIFF'S SALE

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By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, July 25, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL THAT CERTAIN piece of real estate situate 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 First Street, said point being the southeast corner of lands now or formerly of Anthony Sperduti and being the southwest corner of Lot No. 8 of the Philip Crans Plot as laid out by Rushton Smith; thence north 25 degrees 20 minutes east 238.5 feet along lands now or formerly of said Anthony Sperduti to an iron pin in the south line of Second Street; thence south 60 degrees 15 minutes east 198.2 feet along the south line of Second Street to an iron pin; thence south 28 degrees 45 minutes west 234.5 feet along lands now or formerly of Nick and Josephine Longo to the center of First Street; thence north 61 degrees 15 minutes west 183.7 feet along the center of First Street to the place of beginning. BEING Lots 7 and 8 in the Philip Crans Plot as laid out by Rushton Smith.

EXCEPTING THEREOUT AND THEREFROM property conveyed to William and Irene Fish in deed dated 11/3/2004,

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and recorded 11/16/2004 at Instrument Number 200414849, further described as:

ALL THAT CERTAIN LOT, PIECE OR PARCEL of land, lying and being the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the southside of Second Street, said pin being 188.14 feet west of the northeasterly corner of premises owned by the grantors herein; thence running S. 25° 20' 00" W. a distance of 240.08 feet through an iron pin to a point in the centerline of First Street; running thence N. 61° 15' 00" W. along the centerline of First Street a distance of 10.05 feet to a point of corner; running thence N. 25° 20' 00" W. along the lands of William H. & Irene B. Fish, the grantees herein, a distance of 240.23 to a point for a corner; running thence S. 60° 25' 00" E. along the southerly line of Second Street a distance of 10.06 feet to a point for a corner, said point being the point and place of beginning. CONTAINING 2,410.0698 square feet of land.

The foregoing description was taken from a survey prepared by Bruce Benish, P.L.S. dated June 5, 2003, and bearing Job No. 200279 and is identified on said survey as lot 1-A.

BEING a minor subdivision as approved in a subdivision plan prepared by Bruce Benish, P.L.S. dated June 5, 2003, and bearing Job No. 200279 and approved by the Bradford County Planning Commission on August 12, 2003. The said subdivision plan is recorded in the Office of the Register and

Recorder of Bradford County on August 13, 2003, bearing Map No. 6869 and known as Instrument Number 200312431.

THE EXCEPTED PORTION BEING and intending to describe a portion of the premises conveyed to John J. White and Mary A. White by Warranty Deed from Timothy L. Northrup, Executor of the Estate of Derwin L. Northrup dated June 17, 2003 and recorded July 24, 2003 in Bradford County Register and Recorder's Office at Instrument Number 200311066.

TITLE TO SAID PREMISES IS VESTED IN John J. White and Mary A. White, his wife, by Deed from Timothy L. Northrup, Executor of the Estate of Derwin L. Northrup, dated 06/17/2003, recorded 07/24/2003 in Instrument Number 200311066.

Tax Parcel: 35-007.07-070-000-000.

Premises Being: 125 SUNSET STREET a/k/a 125 1ST STREET, SAYRE, PA 18840-2308.

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

Seized and taken into execution at the suit of DEUTSCHE BANK vs. JOHN WHITE & MARY WHITE.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 4, 2018

July 3, 10, 17