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## BRADFORD COUNTY LAW JOURNAL

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### BRADFORD COUNTY COURT CALENDAR

February 18, 2019 through February 22, 2019

(Subject to Change)

**Hon. Maureen T. Beirne, Judge**

**Tuesday, February 19**

8:45 am	Prot. From Abuse	Crone v. Ortiz	2019FC0039
9:00 am	Sentencing	Com. of PA v. Isabel	CR-0000019-18
9:30 am	Bail Reduction Hrng.	Com. of PA v. McKean	CR-0000031-19
	Plea Hrng.	Com. of PA v. McKean	CR-0000031-19
10:00 am	Contempt Hrng.	Fisk v. Fisk	2016FC0273
	Special Relief Hrng.	Fisk v. Fisk	2016FC0273
10:30 am	Adjudicatory Hrng.		DP-0000041-17
	Adjudicatory Hrng.		DP-0000017-18
	Adjudicatory Hrng.		DP-0000040-17
11:00 am	Post Conviction Relief Act Hrng.		
		Com. of PA v. Johnson	CR-0000594-15
12:00 pm	Answer/Response Withdraw As Counsel		
		Benjamin v. Brown	2001FC0552
		Teeter v. Matushin	2017FC0254
		Com. of PA v. Cooke	CR-0000557-18
		Com. of PA v. Cooke	CR-0000796-18
		Com. of PA v. Jennings	CR-0000658-18
1:00 pm	Prot. From Abuse	Minyow v. Parker	2018FC0170

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### 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.

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

##### **Brown, Nancy J.**

Late of Windham Township (died January 12, 2019)

Co-Executors: Kathleen Craig, 9327 Garst Drive, Manassas, VA 20110 and David Barton, Sr., 21 Kings Point Circle, Owego, NY 13827

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

##### **Donato, Saverio S.**

Late of Columbia Township (died December 16, 2018)

Co-Administrators: Maria R. Ortiz, 10 Paul Street, Fords, NJ 08863, Erminia L. Trinchera Sergi, 560 Bennetts Mills Road, Jackson, NJ 08527 and Lorenzo M. Trinchera, 116 University Drive, Lincroft, NJ 07738

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

##### **Lewis, M. Glenn**

Late of Monroe Township (died December 27, 2017)

Administrator: Nellie Thomas, 1726 Mount Nebo Road, Buckhannon, WV 26201-9381

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

##### **McLinko, Robert E.**

Late of Towanda Borough

Executrix: Linda D. Neff, 1901 East College Avenue, State College, PA 16801

Attorneys: Jeffrey W. Stover, Esquire, Stover McGlaughlin, 122 East High Street, Bellefonte, PA 16823

##### **Palmer, Michael H.**

Late of Bradford County

Executor: Steven E. Palmer c/o Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

##### **Schoonover, Ronald K.**

Late of Bradford County (died December 16, 2018)

Executrix: Sandra Schoonover c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

#### SECOND PUBLICATION

##### **Mehalchick, Olga P.**

Late of Wysox Township (died December 7, 2018)

Executor: Robert J. Mehalchick, 1073 Pennsylvania Avenue, Monroeton, PA 18832

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

##### **Miller, William J.**

Late of Orwell Township (died July 26, 2018)

Administratrix: Kathryn Miller c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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Attorneys: Niemiec, Smith & Pellingner,  
Attorneys-at-law, 427 Main Street,  
Towanda, PA 18848

### THIRD PUBLICATION

#### **Arnold, Alfreda M.**

Late of Bradford County  
Executrix: Christine Gowin c/o Rinaldo  
A. DePaola, Esquire, Griffin, Dawsey,  
DePaola & Jones, P.C., 101 Main Street,  
Towanda, PA 18848

Attorneys: Rinaldo A. DePaola, Esquire,  
Griffin, Dawsey, DePaola & Jones, P.C.,  
101 Main Street, Towanda, PA 18848

#### **Brian, Shirley S. a/k/a Shirley Schucker Brian**

Late of Columbia Township (died Decem-  
ber 4, 2018)

Executrix: Linda L. Miller, 209 Bradford  
Street, Troy, PA 16947

Attorneys: David J. Brann, Esquire,  
Brann, Williams, Caldwell, Sheetz and  
Blaney, 1090 West Main Street, Troy,  
PA 16947

#### **Cobb, Harold E.**

Late of North Towanda Township (died  
November 13, 2018)

Executor: Brian Cobb c/o Niemiec,  
Smith & Pellingner, Attorneys-at-law, 427  
Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingner,  
Attorneys-at-law, 427 Main Street,  
Towanda, PA 18848

#### **Cory, Anne Marie**

Late of Bradford County

Executrix: Tina Walter c/o Christopher  
D. Jones, Esquire, Griffin, Dawsey,  
DePaola & Jones, P.C., 101 Main Street,  
Towanda, PA 18848

Attorneys: Christopher D. Jones, Es-  
quire, Griffin, Dawsey, DePaola &  
Jones, P.C., 101 Main Street, Towanda,  
PA 18848

#### **Dieffenbach, Janice H. a/k/a Janice Ann Dieffenbach**

Late of Canton Borough (died Novem-  
ber 10, 2018)

Co-Executors: Pamela J. Hoffman, 991  
Kerrick Hill Road, Towanda, PA 18848  
and Michael B. Dieffenbach, 502 Wash-  
ington Street, Arcadia, FL 34266

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

#### **Gates, Linda L.**

Late of North Towanda Township (died  
December 26, 2018)

Executor: Kevin Gates c/o Niemiec,  
Smith & Pellingner, Attorneys-at-law, 427  
Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingner,  
Attorneys-at-law, 427 Main Street,  
Towanda, PA 18848

#### **Sharp, Rosemarie H.**

Late of Sayre Borough (died November  
27, 2018)

Executrix: Nancy Crockett, 918 W.  
Lockhart Street, Sayre, PA 18840

Attorneys: R. Joseph Landy, Esquire,  
Landy & Rossettie, PLLC, 228 Des-  
mond Street, P.O. Box 206, Sayre, PA  
18840-0206

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### REGISTER'S NOTICE

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0817-0356 FIRST AND FINAL AC-  
COUNT AND PROPOSED DISTRIBUTION  
OF ANTHONY WARD, Executor  
of the Estate of Phyllis Ward, late of  
Springfield Twp., Bradford Co., PA.

The same will be presented to the Or-  
phans' Court on the 20th day of February,  
2019.

Shirley Rockefeller  
Register of Wills

Feb. 12, 19

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### NOTICE OF NONPROFIT INCORPORATION

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NOTICE IS HEREBY GIVEN that  
Articles of Incorporation were filed with the  
Department of State of the Commonwealth

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of Pennsylvania, at Harrisburg, Pennsylvania, on January 14, 2019, for the purpose of incorporating a Corporation Not for Profit, under the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

1. The name of the Corporation is:  
NORTHERN TIER  
VETERANS GROUP, INC.

2. The purpose for which it has been organized is: To provide military veterans and current service members in need with financial assistance and support. The Corporation is organized exclusively for charitable, religious, educational and scientific purposes under Section 501(a) of the Internal Revenue Code, and any and all other lawful activities allowed under the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

RAY DePAOLA, ESQUIRE  
GRIFFIN, DAWSEY, DePAOLA &  
JONES, P.C.

Attorneys for Incorporator  
101 Main Street  
Towanda, PA 18848

Feb. 12

### 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 27, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Description—107 Blackman

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

BEGINNING at a point located in the center line of Second Street, 100 feet south-east of the intersection of Second Street with Bensley Street, thence North 23 degrees 37

minutes 00 second East a distance of 117.90 feet to a pin; thence South 68 degrees 18 minutes 00 seconds East a distance of 62.50 feet to a pin; thence South 23 degrees 37 minutes 00 seconds West a distance of 117.90 feet to a point located in the center line of Second Street; thence North 68 degrees 19 minutes 00 seconds West a distance of 62.50 feet to the point and place of beginning. This description is pursuant to Bruce Benish Survey dated 12/11/00 and bearing Job No. 20045.

BEING AND INTENDING to describe the same premises conveyed to James A. Onofre Jr. from Bank of America National Association as successor by merger to L-salle Bank National Association, as Trustee for Wells Fargo Home Equity Trust 2004-1, by Wells Fargo Bank, N.A., its attorney in fact, by deed dated October 26, 2009, and recorded in the office of the Recorder of Deeds of Bradford County, Pennsylvania, on November 2, 2009, to Instrument Number 200923829.

Bradford County Assessment Number:  
35-007.07-053-000-000.

Street Address: 107 Blackman Street,  
Sayre, PA 18840.

Legal Description—141 Sunset Street

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

On the North by lands of Second Street, on the East by lands now or formerly of R. Lendrum; on the South by lands of First Street; on the West by lands now or formerly of Mike Smith.

Consisting of a house and lot.

EXCEPTING AND RESERVING therefrom a portion conveyed by Chester J. Covey to Gerald T. Covey and Laura A. Covey, by deed dated 2/23/98 and recorded 6/19/98 to Instrument No. 199805741.

MORE ACCURATELY DESCRIBED as follows: bounded and described as Lot 1

## BRADFORD COUNTY LAW JOURNAL

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according to a survey by Bruce Benish, P.L.S., of Athens, Pennsylvania, dated May 20, 1997 (Job No. 97209) and approved by the Bradford County Planning Commission on November 8, 1997 as File No. 97-0138, as follows:

BEGINNING at a point at or near the centerline of First Street, said point being the westernmost corner of 35-007.07-064 and the southernmost corner herein; thence along the common boundary line of 35-007.07-064, North  $41^{\circ} 28' 34''$  East 135.04 feet (through an iron pipe on line) to a point, said point being the southernmost corner of 35-007.07-065-001 and the easternmost corner hereof; thence along the common boundary line of 35-007.07-065-001, North  $60^{\circ} 25' 00''$  West 97.35 feet to a point, said point being the westernmost corner of 35-007.07-065-001 and the northernmost corner hereof; thence along the common boundary line of 35-007.07-066, South  $35^{\circ} 02' 24''$  West 133.94 feet (through an iron pipe on line) to a point at or near the centerline of First Street, said point being the southernmost point of 35-007.07-066 and the westernmost point hereof; thence along or near the centerline of First Street, South  $61^{\circ} 15' 00''$  East 82.27 feet to a point, said point being the point and place of beginning.

BEING AND INTENDING to describe the same premises conveyed to James A. Onofre from Wells Fargo Bank N.A. by Special Warranty Deed dated February 24, 2016, and recorded in the office of the Recorder of Deeds of Bradford County, Pennsylvania, on April 29, 2016, to Instrument Number 201606773.

Bradford County Assessment Number: 35-007.07-065-000-000.

Street Address: 141 Sunset Street, Sayre, PA 18840.

Legal Description—207 N. Lehigh

All those certain tracts of land situate, lying and being in the Borough of Sayre, Bradford County, Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING in the West line of Lehigh Avenue 25 feet South of the Southeast corner of Lot No. 188; running thence Southerly along the West line of said Avenue 50 feet to the Northwest corner of land of Mr. Teed, now or formerly; thence Westerly at right angles with said Avenue and along the North line of the said Teed lot, now or formerly, 150 feet to an alley; thence Northerly along said alley 50 feet; thence Easterly in a line parallel with the North line of said Teed lot, now or formerly, 150 feet to the place of beginning. Being the South half of Lot No. 191, and the North half of Lot No. 192 on a map of the Village of Sayre, made by Z. F. Walker, and CONTAINING 7,500 square feet of land.

LOT NO. 2: COMMENCING in the center of Lehigh Street at the Northeast corner of Lot No. 196 and running thence Westerly along said lot, 180 feet to an alley; thence Northerly along said alley 75 feet to a corner; thence Easterly at right angles with Lehigh Street 180 feet to the center of the said street; thence South along the center of said street 75 feet to the place of beginning. Being Lot No. 195 and the South half of Lot No. 192 on a map drawn by Z. F. Walker, and CONTAINING 13,500 square feet of land be the same more or less.

EXCEPTING AND RESERVING from this conveyance all that piece, parcel and lot of land more particularly described in a deed from Stanley Archie Grimley, Pearl Grace Grimley and Henrietta Pietro to Sayre Associates, Inc., by deed dated April 1, 1960, and recorded in Bradford County Deed Book 598, Page 178.

BEING AND INTENDING to describe the same premises conveyed to James A. Onofre, Jr., by Glenn Alvino and Susan W. Alvino, his wife, by deed dated March 27, 2008, and recorded in the office of the Recorder of Deeds of Bradford County, Pennsylvania, on April 2, 2008, to Instrument Number 200803878.

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Bradford County Assessment Number:  
34-007.12-542-000-000.

Street Address: 207 N. Lehigh Avenue,  
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 FIRST CITIZENS COMMUNITY BANK vs. JAMES A. ONOFRE.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 6, 2019

Feb. 5, 12, 19

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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 27, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

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

Parcel No. 1:

Bounded on the North by a highway, on the East and South by lands of Orlo Johnston; and on the West by lands of Hattie Gaumer.

Parcel No. 2:

BEGINNING at a point in the southeast corner of land of Flossie Van Horn and northwest corner of lands of Charles Bradley; running thence South 37 degrees East 485.5 along the west line of lands of Charles Bradley to a pin for a corner; running thence

South 36 degrees 37 minutes West 49.5 feet along other lands of George Hearse et. ux., now or formerly, tree line to a pin for a corner; running thence North 41 degrees 20 minutes West 440.6 feet along a tree line and old fence, other lands of George Hearse, now or formerly to a pin for a corner; running thence North 47 degrees 45 minutes East 90 feet along lands of Flossie Van Horn, now or formerly to a pin, the point and place of beginning.

Containing .77 acres of land strict measure.

This description is in accordance with a survey by George K. Jones and Associates dated May 22, 1979, being Map No. 7219-I.

BEING the same premises conveyed to Carl E. Post and Rena Post and Ricky L. Owens by Deed from Associates Home Equity Consumer Discount Company, Inc., dated July 15, 1999 and recorded July 26, 1999 in Bradford County Instrument No. 199908160.

On which is erected a house and known as RR#2, Box 417, Athens, Bradford County, Pennsylvania 18810, PARCEL ID NUMBER: 23-035.00-109-000-000.

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 CITIZENS & NORTHERN BANK vs. RICKY OWENS.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 6, 2019

Feb. 5, 12, 19

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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

## BRADFORD COUNTY LAW JOURNAL

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, February 27, 2019 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 Monroe Borough, County of Bradford, Commonwealth of Pennsylvania.

On the east by an alley running south from Broad Street; on the south by lands of Mary Owens; on the west by lands of D. N. Newton and H. H. Ingham; on the north by lot No. 4 owned by H. Campbell plot, being 54.5 feet in width and 181 feet in depth.

CONTAINING 36.5 perches of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Cory, Jr., by Deed from Lloyd Cook and Myra Cook, his wife, Dated 10/08/2009, Recorded 10/16/2009, Instrument No. 200922036.

Tax Parcel: 24-099.05-021-000-000.

Premises Being: 104 DALPIAZ DRIVE, MONROE, PA 18832.

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

Seized and taken into execution at the suit of WELLS FARGO BANK vs. KEVIN J. CORY.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

February 6, 2019

Feb. 5, 12, 19

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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-

ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, February 27, 2019 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 Athens Township, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a point at the intersection of the southwest line of Valley View Lane; running thence along the southeast line of Chapman Road on an arc of 258.61 feet, the said arc having a chord, the said chord 258.31 feet and having a bearing of north  $51^{\circ} 39' 46''$  east, the radius of said arc being located northeasterly therefrom, and being 1552.89 feet; running thence south  $40^{\circ} 54' 20''$  east 271.92 feet along the southeast line of Lot No. 4 to a pin for a corner; running thence south  $67^{\circ} 3' 20''$  west 275.77 feet along the northwest line of Lot No. 6 to the cul-de-sac of Valley View Lane; running thence along the cul-de-sac of Valley View Lane on an angle of 60.83 feet, the said angle having a chord of 57.14 feet and a bearing of north  $57^{\circ} 47' 39''$  west, the radius of said angle being  $50^{\circ}$  and being located southwesterly therefrom; running thence north  $32^{\circ} 38' 39''$  west 145.29 feet along the northeast line of Valley View Lane to the point and place of beginning, being Lot No. 5.

The southeast line of the said premises is subject to an easement for ingress and egress over and across the southwesterly 50 feet of the said Lot, the same having been previously conveyed for the benefit of Lot Nos. 2 and 3 of the Highlands.

The Grantees, their heirs and/or assigns, hereby stipulate and agree that the above described premises are subject to certain restrictive covenants more particularly described in an Agreement imposing restrictive covenants, dated September 25, 1970, and

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recorded September 25, 1970, in Bradford County Deed Book 603 at page 326, and further the premises are subject to certain restrictions and easements; and further subject to certain amendments to the said restrictive covenants more particularly described in an Agreement between Wayne H. Allen et al and John A. Kelly et ux, dated August 26, 1971, and recorded September 3, 1971, in Bradford County Deed Book 608 at page 745.

TITLE TO SAID PREMISES IS VESTED IN JARED TOMKINSON AND SHALISSA TOMKINSON, HUSBAND AND WIFE, by Deed from PAUL PETERLA, JR., WIDOWER, Dated 10/22/2010, Recorded 10/26/2010, Instrument No. 201024966.

Tax Parcel: 09-034.00-153-000-000.

Premises Being: 13 ALPINE DRIVE, ATHENS, PA 18810-9315.

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

Seized and taken into execution at the suit of WELLS FARGO vs. JARED TOMKINSON & SHALISSA TOMKINSON.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

February 6, 2019

Feb. 5, 12, 19

### **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 27, 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 Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the north by lands now or formerly of Joseph (Charles H.) Drake; on the east by lands now or formerly of Augusta Hines; on the south by Longway Street; and on the west by lands now or formerly of Joseph (Charles H.) Drake. Being a lot of land fronting 50 feet on Longway Street and having a depth of 100 feet, with a two-story frame house and garage there on.

TITLE TO SAID PREMISES IS VESTED IN BRIAN K. MULLEN AND MELISSA A. MULLEN, HIS WIFE, by Deed from JAMES A. ONOFRE AND DEBRA ONOFRE, HIS WIFE, Dated 10/18/2005, Recorded 10/21/2005, Instrument No. 200512217.

Tax Parcel: 07-020.14-005-000.

Premises Being: 108 LONGWAY STREET, ATHENS, PA 18810-1314.

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

Seized and taken into execution at the suit of WELLS FARGO BANK vs. BRIAN MULLEN & MELISSA MULLEN.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

February 6, 2019

Feb. 5, 12, 19

### **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

## BRADFORD COUNTY LAW JOURNAL

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, February 27, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

### LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground situate in Towanda Borough, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

#### LOT NO. 1:

BEGINNING at an iron pin in the west line of York Avenue, the southeast corner of the lot to be conveyed and the northwest corner of the A. H. Kingsbury lot, formerly, now John Bennett; thence North 13° 40' West 155 feet to an iron pin in the line of York Avenue; thence South 73° 56' West 200 feet to a corner; thence North 15° 25' West 44 feet 9 inches to an iron pin for a corner; thence South 73° 55' West 150 feet to a corner; thence by the same course 291 feet to an iron pin for a corner in the line of Oak Hill Cemetery; thence South 26° 16' East along the line of Oak Hill Cemetery, 254 feet to an iron pin for a corner 21 feet 8 inches from the northwest corner of a barn on the Oak Hill Cemetery property; thence North 69° 20' 598 feet to the place of beginning.

EXCEPTING AND RESERVING herefrom the right to maintain the sewer pipe now crossing the above described property without payment of damages.

ALSO EXCEPTING AND RESERVING the following:

1. Premises conveyed by J. Ernest Sluyter and Eva L. Sluyter, his wife, to Towanda Cemetery Association by deed dated August 2, 1954, and recorded August 6, 1954, in Bradford County Deed Book 499 at page 288.

The description contained therein is incorporated herewith by reference as if set forth fully herein.

2. Premises conveyed by J. Ernest Sluyter and Eva L. Sluyter, his wife, to John E. Lane and Katheryn L. Lane, his wife, by deed dated July 15, 1944 and recorded July 17, 1944, in Bradford County Deed Book 421 at page 56 being Lot No. 2 in said deed. The description contained therein is incorporated herewith by reference as if set forth fully herein.

#### LOT NO. 2:

BEGINNING at an iron pin in the southwest corner of a premises John E. Lane and Kathryn Lane, his wife, formerly, now Robert Herda Et Ux; thence North 15° 25' West 44 feet 9 inches to an iron pin for a corner; thence South 73° 55' West 150 feet to a corner; thence South 15° 25' East 44 feet 6 inches to a corner; thence North 73° 56' East 150 feet to an iron pin, the place of beginning. (Lot No. 2 being the same lands as exception No. 2 out of Lot No. 1 above.)

TITLE TO SAID PREMISES IS VESTED IN RUSSELL G. VULPIO, SINGLE, by Deed from MARGARET L. FISHER, WIDOW, Dated 01/19/2017, Recorded 01/25/2017, Instrument No. 201700715.

Tax Parcel: 49-086.01-004.

Premises Being: 369 YORK AVENUE, TOWANDA, PA 18848-2016.

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. RUSSELL G. VULPIO.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 6, 2019

Feb. 5, 12, 19

## BRADFORD COUNTY LAW JOURNAL

### 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 27, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

#### Legal Description

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

BOUNDED on the north by lands formerly owned by the Estate of John F. Means, deceased, and now or formerly Mrs. Frank Rowe; on the east by William Street; on the south by lands of the Estate of E. T. Fox, deceased, now or formerly; on the west by Main Street, being 40 feet on said Main Street and 130 feet deep.

Being and intending to describe the same lands conveyed to Ashley Smith by deed from Ralph W. Verbeck and William C. Verbeck, dated August 22, 2013, and recorded in the office of the Recorder of Deeds of Bradford County, Pennsylvania, on September 4, 2013, as Instrument Number 201316641.

Street Address: 128 N. Main Street, Towanda, PA 18848.

Assessment Number: 49-086.02-189-000-000.

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 FIRST CITIZENS COMMUNITY BANK vs. ASHLEY SMITH.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 6, 2019

Feb. 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, February 27, 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 and being in the TOWNSHIP OF RIDGEBURY, COUNTY OF BRADFORD, and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

BEGINNING at a point in the center line of State Highway No. 4310; thence running North 86° East 207 feet along lands now or formerly of Donald P. and Janet I. McDermott through a pin to a pin for a corner; thence running North 7° West 265 feet along lands now or formerly of Donald P. and Janet I. McDermott to a pin for a corner; thence running South 85° 15' West 236.8 feet along lands now or formerly of Donald P. and Janet I. McDermott through a pin to the center line of State Highway No. 4310; thence running along State Highway No. 4310 North 15° 30' West 265 feet to the point and place of beginning.

CONTAINING 1.33 acres of land, more or less. The above description is in accordance with survey by George K. Jones, County Surveyor, said survey dated August 29, 1959 and being survey No. 4002.

HAVING erected thereon a dwelling known as 13732 Berwick Turnpike, Gillett, PA 16925.

Parcel No. 30-017.03-011.

BEING the same premises which Heidi Wiles, Executrix of the Estate of Janet McDermott, Late, Gary McDermott and Susan Jackson granted and conveyed unto Timothy L. Bailey and Renee M. Bertrand, as joint tenants with the right of survivorship. The

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said Timothy L. Bailey died August 15, 2018 vesting title solely in Renee M. Bertrand, by operation of law.

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

Seized and taken into execution at the suit of CITIZENS & NORTHERN BANK vs. RENEE BERTRAND.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 6, 2019

Feb. 5, 12, 19

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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 27, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

#### SCHEDULE "A"

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate and being in the Township of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pin in the center line of State Highway No. 08066,

THENCE South twenty-one (21) degrees fifty six (56) minutes East one hundred ninety-five and one-tenth (195.1) feet along the said center line of State Highway No. 08066 to a point for a corner at the northerly edge of a bridge over Stone Lick Creek;

THENCE South seventy-three (73) degrees forty-nine (49) minutes West one hundred thirty-six (136) feet along the Northern bank of Stone Lick Creek to a pin;

THENCE South eighty-eight (88) degrees forty-one (41) minutes West one hundred sixty and one-tenth (160.1) feet along the said northern bank of Stone Lick Creek to a pin for a corner;

THENCE North twenty-one (21) degrees fifty-seven (57) minutes West one hundred twenty-five (125) feet to a pin for a corner;

THENCE North sixty-eight (68) degrees three (3) minutes East two hundred eighty-five and one-tenth (285.1) feet to the place of beginning.

CONTAINING one and eleven hundredths (1.11) acres of land, being the same more or less as more fully set out in a certain survey dated January 29, 1979, by George K. Jones and Associates, No. S-10117.

ALSO 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 the same premises conveyed by Warranty Deed from Andrew L. Foster and Joanne M. Foster, his wife, to Andrew L. Foster and Joanne M. Foster, his wife, dated July 17, 1997 and recorded in the Bradford County Clerk's Office on July 23, 1997 in Instrument No. 199717075.

On which is erected a house and known as RR#2 Box 402, Sayre, Pennsylvania 18840. Also known as Tax Map Number 09-005.00-115-000-000.

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.

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Seized and taken into execution at the suit of CITIZENS & NORTHERN BANK vs. KEVIN WOOD & PENNY WOOD. Clinton J. Walters, Sheriff Sheriff’s Office Towanda, PA February 6, 2019

Feb. 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, February 27, 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 lying and being in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the west line of Desmond Street at its intersection with the north line of Madison Street; thence northerly along the west line of Desmond Street 50.5 feet to a corner; thence westerly parallel

with the north line of Madison Street 150 feet to a corner; thence southerly parallel with Desmond Street, 50.5 feet to the north line of Madison Street; thence easterly along the north line of Madison Street 150 feet to the place of beginning, being Lot 38 of the Vanderbilt Plot located at the northwest corner of Desmond and Madison Streets.

IMPROVEMENTS: Residential dwelling.

TITLE TO SAID PREMISES VESTED IN: Lisa M. Bell by deed from Daniel L. Bell, dated 12/20/2012 and recorded 12/21/2012 as Instrument Number 201233981.

Tax ID # 33-20.17-499-000-000.

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 FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. LISA BELL & DANIEL BELL.

Clinton J. Walters, Sheriff Sheriff’s Office Towanda, PA February 6, 2019

Feb. 5, 12, 19