

BRADFORD COUNTY LAW JOURNAL

DOCKET NO. 21 ADOPT 2017

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In re: J.A., a minor
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NOTICE

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TO: Carrie Ann Austin

A Petition has been filed asking the Court to put an end to all rights you have to your child, J.A., born on April 10, 2008. The Court has set a hearing to consider ending your rights to your child. The hearing is scheduled for August 31, 2018, at 2:30 p.m. before Judge Evan S. Williams, III, in Courtroom 2, of the Bradford County Courthouse, 301 Main St., Towanda, PA 18848. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have the right to be represented at the hearing by a lawyer. If you do not have a lawyer or cannot afford one, go to or telephone the Bradford County Prothonotary's Office at 301 Main St., Towanda, PA 18848, (570) 265-1705, to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania law. Act 101 of 2010 permits the adoptive parents, the child, the birth parents and/or relatives to enter into a voluntary post-adoption agreement for continuing contact or communication following a child's adoption. The post-adoption agreement is strictly voluntary and must be signed and approved by the Court prior to the adoption. This agreement must be in the child's best interest in order to be legally binding. The agreement does not take effect until the actual adoption occurs. However, if an agreement is approved and the adoption does not occur, the agreement would be void. The voluntary agreement may allow you to have continuing contact or communication, including, but not limited to letters and/or e-mails, photographs

and/or videos, telephone calls and/or text messages, or supervised or unsupervised visits. This option does not become available until the minor child is placed with a family with the intention of adoption. However, if a prospective adoptive parent does not want to enter into an agreement for continuing contact, there can be no agreement. There is no obligation of any party, including the prospective adoptive parents, to engage in facilitation or mediations. If you are interested in learning more about this option for a voluntary post-adoption agreement, please contact Bradford County Children and Youth Services at (570) 265-1760 immediately.

July 31; Aug. 7, 14

MISCELLANEOUS LEGAL NOTICE

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NOTICE IS HEREBY GIVEN that on July 17, 2018 the Court directs that this Notice be advertised in the Bradford County Law Journal and in The Daily Review that a Petition has been filed by the Registered Electors of the Borough of New Albany seeking to decrease the number of Councilpersons in accordance with Pennsylvania Statute 9 Pa. C.S.A. §818. The Petition seeks to reduce the number of elected Councilpersons from seven (7) to five (5). The Court sets September 11, 2018 at 2:30 p.m. in Courtroom No. 1 at the Bradford County Courthouse, Towanda, Pennsylvania for a Hearing on the Petition.

New Albany Borough
P.O. Box 67
New Albany, PA 18833
(570) 363-2300
JONATHAN P. FOSTER, SR., ESQUIRE
303 South Keystone Avenue
Sayre, PA 18840
(570) 888-1529

Aug. 7, 14

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, August 29, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point for a corner in the center of a thirty-five foot (35') right-of-way leading from Township Road No. 590 on the North to and through the within described parcel of land to other lands of Manzek Land Co. Inc., formerly, said point being situate at the Northeast corner of the parcel of land about to be described, at the Northwest corner of other land of Manzek Land Co., Inc., formerly, and in the South line of lands of Frederick R. Mayers, nor or formerly: Proceeding thence along the center line of said right-of-way and in the West line of other land of Manzek Land Co. Inc., formerly, South 12 degrees 22 minutes East 607.9 feet to a point for a corner in the center of said right-of-way and along a staked line in the north line of lands of Joseph C. Merzet us, now or formerly; South 65 degrees 27 minutes West 685.9 feet to a pin for a corner in a stone wall in the east line of lands of Ray Foster, now or formerly, thence along said stonewall in the east line of said Foster North 24 degrees 08 minutes West 595.7 feet to a pin for a corner in said stone wall, said pin marking the northwest corner of the within described parcel of land and the southwest corner of lands of the said Frederick R. Mayers, now or formerly; thence along the south line of said Mayers North 65 degrees

33 minutes East 809.9 feet through a pin situate near the westerly edge of said 35 foot right-of-way to a point in the center thereof for a corner, the place of beginning.

CONTAINING 10.22 acres of land, more or less, as per plat of Survey No. S-10089-8 by George K. Jones & Associates, dated October 27, 1978.

ALSO GRANTING AND CONVEYING unto the Grantees herein, their heirs and assigns, the right to use in common with Manzek Land Co., Inc. formerly, its successors and assigns, as a means of ingress, egress, and regress to the above described parcel of land the existing private road which has a total width of 35 feet, the center line of which is bounded and described as follows:

BEGINNING at a point in the Southerly edge of a curve in Township Road No. 590 said point being situate North 65 degrees 40 minutes East 18.4 feet from the northeasterly most corner of land of James Petti and an additional 994.1 feet along the same course from the point in the bed of said Township Road marking the northwest corner of a parcel of land owned by James Petti, the northwest corner of a parcel of land owned by James Petti, the southwest corner of a parcel of land conveyed by Manzek Land Co., Inc., to the said James Petti, and being in the east line of lands of Ray Foster, now or formerly: Proceeding thence South 14 degrees 20 minutes 428.2 feet to a point in the center line of said private road marking a northeast corner of lands heretofore conveyed to Frederick R. Mayers, thence along an east line of said Mayers South 14 degrees 5 minutes East 194.7 feet to an interior angle thereof; thence through the lands of said Mayers, now or formerly, South 14 degrees 20 minutes East 253.8 feet to a point, South 25 degrees 29 minutes East 72.6 feet to a point, and South 8 degrees East 195.2 feet to a point for a corner in the south boundary of said Mayers' land.

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ALSO GRANTING AND CONVEYING unto the Grantees herein, their heirs and assigns, the right to use in common with Manzek Land Co., Inc., its successors and assigns, as a means of ingress, egress, and regress to the above described parcel of land that portion of the existing private road having a width of 17.5 feet lying to the east of the eastern boundary of the above described parcel of land.

EXCEPTING AND RESERVING unto Manzek Land Co., Inc., its heirs and assigns, the right to use in common with the Grantees herein, their heirs and assigns, as a means of ingress, egress and regress to other parcels of land now or formerly owned by Manzek Land Co., Inc., that portion of said private road aforesaid having a width of 17.5 feet and lying immediately to the west of the east boundary of the above described parcel of land.

EXCEPTING AND RESERVING unto Manzek Land Co., Inc., its successors and assigns, the right to establish rights-of-way across the above described premises for furnishing of utility services to other lands of Manzek Land, ALSO GRANTING AND CONVEYING unto the Grantees herein the right pursuant to the last paragraph above to obtain utility services across rights-of-way over other land of Manzek Land Co., Inc., now or formerly.

ALSO GRANTING AND CONVEYING unto Manzek Land Co., Inc., its successors and assigns, the right to establish rights-of-way across the above described premises for furnishing of utility services to other lands of Manzek Land Co., Inc., now or formerly.

Manzek Land Co., Inc., its successors and assigns, reserve the right to enter upon the above described parcel of land for the purpose of maintaining the private road above excepted and reserved but do not hereby assume any liability for such maintenance and further grant unto the Grantees

herein the right to enter upon other land of Manzek Land Co., Inc., now or formerly, for the purpose of performing such maintenance.

This conveyance is ALSO UNDER AND SUBJECT to express covenant and condition which is hereby assumed by the Grantees herein, their heirs and assigns, that no mobile or other trailer type residence shall be placed upon the parcel of land hereby conveyed to the Grantees herein or upon any of the adjoining land which forms the land conveyed to Manzek Land Co., Inc., by Albert Sowden et ux as a permanent primary place of residence for any person whatsoever. This covenant may be enforced by an action in equity by Manzek Land Company, Inc., and any of Manzek Land Company, Inc.'s heirs and assigns hereafter owing any other portions of said Sowden property. The Grantees herein shall have the same right of enforcement of this covenant against all other Grantees of Manzek Land Company, Inc., in any such action the plaintiffs shall be entitled to recover reasonable attorney's fees and costs from the defendants should such action to reinforce this conveyance be successful.

BEING the same premises conveyed to Frederick R. Mayers and Estelle B. Mayers, his wife from Joseph B. Kozakeicz and Helen R. Kozakeicz, his wife, by Deed dated March 19, 1984 and recorded March 22, 1984, in Deed book 694 at page 503.

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.

So far as the Grantor(s) is/are aware, no hazardous waste is presently being disposed or has ever been disposed of on the above described property by the Grantor(s) or any other party.

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This Deed is given under and subject to the express condition and covenant to be assumed by the Grantees herein, their heirs and assigns, that at no time shall the owner of the above described parcel of land permit or allow more than one (1) unlicensed motor vehicle or any other equipment or materials of the type commonly denominated junk to accumulate on or about the premises which are not intended for immediate incorporation in a structure or improvement upon said premises. This condition and covenant shall run with the land and be expressly enforceable by the Grantors herein, its successors and assigns.

This is a conveyance between parents and child and therefore no transfer tax is due.
Parcel Id: 62-074.00-060-000-000.

Commonly Known As: 262 Hickory Lane, Towanda, PA 18848.

Title to said premises is vested in Stanley P. Mayers III, a single person and Maxine S. Mayers, a single person, as joint tenants with right of survivorship by deed from Stanley P. Mayers III, a single person and Maxine S. Mayers, a single person, dated 09/03/2013, recorded 09/12/2013 in Instrument number 201317249.

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 BMO HARRIS BANK vs. MAXINE MAYERS & STANLEY MAYERS, III.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 8, 2018

Aug. 7, 14, 21

SHERIFF'S SALE

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, August 29, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING in the north line of Holly Street, fifty-five (55) feet from the intersection of the north line of Holly Street with the east line of Thomas Avenue; thence northerly, at a right angle to the north line of Holly Street, fifty (50) feet to a corner; thence easterly and parallel with Holly Street, thirty-five (35) feet to a corner; thence southerly at a right angle to said Holly Street, fifty (50) feet to the north line of Holly Street; thence westerly, on the north line of Holly Street, thirty-five (35) feet to the place of beginning. CONTAINING seventeen hundred fifty (1750) square feet of land more or less.

BEING the same premises conveyed to Zachary S. Renninger by Peoples State Bank of Wyalusing, by deed dated October 2, 2008, and recorded in the office of the Recorder of Deeds of Bradford County, Pennsylvania, on October 8, 2008, to Bradford County Instrument Number 200816797.

Bradford County Assessment Number: 37-020.21-094-000-000.

Street Address: 101 Holly 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.

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Seized and taken into execution at the suit of FIRST CITIZENS COMMUNITY BANK vs. ZACHARY RENNINGER. Clinton J. Walters, Sheriff Sheriff’s Office Towanda, PA August 8, 2018

Aug. 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, August 29, 2018 at 10:00 o’clock in the forenoon the following described property to wit:

Legal Description

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Borough of New Albany, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the North by Lot No. 1; on the East by lands now or formerly of Jones Alley; on the South by Lot No. 3; and on the West by Main Street.

BEING Lot No. 2 of Block 4 and being 50 feet on Main Street and 120 feet deep as taken from the Overton Map of New Albany, PA.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Sean Ammerman, by Deed dated February 11, 2010, and recorded on February 12, 2010, by the Bradford County Recorder of Deeds as Deed Instrument No. 201003065, granted and conveyed unto Trisha M. O’Connor, an Individual.

BEING KNOWN AND NUMBERED AS 60 Main Street, New Albany, PA 18833.

FORMERLY BEING KNOWN AND NUMBERED AS 85 Main Street, New Albany, PA 18833.

TAX PARCEL NO.: 26-134.02-009.

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. TRISHA O’CONNOR.

Clinton J. Walters, Sheriff Sheriff’s Office Towanda, PA August 8, 2018

Aug. 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, August 29, 2018 at 10:00 o’clock in the forenoon the following described property to wit:

ALL THAT CERTAIN piece, parcel and lot of land situate and being in the Borough of Towanda, County of Bradford and State of Pennsylvania, bounded and described as follows:

Bounded on the North by lands formerly of Hiram McGill, now lands of Anna H. Meredith Estate; on the East by lands formerly of Dr. J. W. Lyman, now of Bernard C. and Alice Wolfe; on the South by Pine Street; on the West by an alley being approximately fifty (50) feet wide and eighty (80) feet long.

The improvements thereon being known as 202 Pine Street, Towanda, Pennsylvania 18848.

BEING the same property, which by Deed dated March 2, 1990 and recorded among the aforesaid Land Records in Book No. 139, page 703 was granted and conveyed

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by David A. Serchak and Joyce L. Serchak, his wife unto Theodore Asher Morris.

BEING KNOWN AS: 202 Pine Street, Towanda, PA 18848.

PROPERTY ID NO.: 48-086.04-165.

TITLE TO SAID PREMISES IS VESTED IN Theodore Asher Morris and Deborah L. Barr, tenants by the entirety, their assigns, the survivor of them, his or her personal representatives, heirs and assigns BY DEED FROM Theodore Asher Morris DATED 04/11/2003 RECORDED 06/02/2003 IN DEED BOOK Inst#200307925.

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. DEBORAH BARR & THEODORE MORRIS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 8, 2018

Aug. 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, August 29, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

BEING ALL That Certain Lot, Piece Or Parcel Of Land Situate, Lying And Being In The Borough of Sayre, County of Bradford, And State Of Pennsylvania, Bounded And Described As Follows, Viz:

BEGINNING In The West Line Of The Highway, Known As Main Street In The Borough Of Athens, Extending Into The Borough Of Sayre At A Point 69 And 2/10 Feet Southerly From The North Line Of What Is Known As The J. F. Ovenshire Farm And Running South 8 Degrees East Along The West Line Of Said Highway And 62 And 5/10 Feet To The North Line Of A New Street, Thence North 81 Degrees 35 Minutes West Parallel With The Ovenshire Line Aforesaid, 186 And 3/10 Feet To The Corner Of Lot No. 1, Thence North 8 Degrees 25 Minutes East At Right Angles With The Last Described Line 60 Feet To The Southwest Corner Of Lot No. 1, Thence South 81 Degrees 35 Minutes East 169 And 4/10 Feet Along The South Line Of Lot No. 1 To The Place Of Beginning. Being Lot No. 2 As Represented On The Map Of The Lands Of E. J. Merrill As Made By Rushton Smith.

The Record Also Described The Premises As Follows:

House And Lot Situate In Sayre Borough, Bounded On The North By Michael Tymoski And East By Keystone Avenue, South By Plummer Street And West By Michael Tymoski, Being No. 518 Keystone Avenue.

TAX PARCEL #: 36-020.17-608.

BEING KNOWN AS: 518 South Keystone 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 DEUTSCHE BANK vs. THE UNKNOWN HEIRS OF BETTY PACK DECEASED, KATHY DANIEL IN HER CAPACITY AS HEIR OF BETTY PACK DECEASED, JENNIFER HICKS IN HER

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CAPACITY AS HEIR OF BETTY PACK DECEASED, MARK PACK IN HIS CAPACITY AS HEIR OF BETTY PACK.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
August 8, 2018

BEING KNOWN AS: 90 Pitney 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 NATIONSTAR MORTGAGE vs. UNKNOWN HEIRS OF BARBARA BROOKS, JOHN BROOKS IN HIS CAPACITY AS HEIR OF BARBARA BROOKS DECEASED.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
August 8, 2018

Aug. 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, August 29, 2018 at 10:00 o’clock in the forenoon the following described property to wit:

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

BEGINNING at a point on the south line of Pitney Street, being the northeast corner of Lot No. 206, and thence proceeding along the south line of Pitney Street a distance of 56 feet to a point, being the northwest corner of Lot No. 208; thence proceeding along the west line of Lot No. 208 a distance of 140 feet to a point along the north line of Lot No. 210; thence proceeding along the north line of Lot No. 210 a distance of 56 feet to a point in the southeast corner of Lot No. 206; thence proceeding along the east line of Lot No. 206 a distance of 140 feet to a point, and the place of beginning.

Being and intending to described Lot No. 207 as set forth in Block 13 of D. L. F. Clark’s map of South Waverly Extension made by Z. F. Walker in 1873 and being on the file in the Register and Recorder’s Office in Map Book at page 85.

TAX PARCEL # 41-007.05-062.

Aug. 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, August 29, 2018 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 ATHENS, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of the Township Road running between Ridgebury and United States Highway No. 220, at the northwest corner of land now or formerly of Leon Wright, et ux; running thence South two degrees West, eleven (11) rods along the West line of said Wright land, now or formerly, to a point in the bed of Murray Creek; running thence North eighty-one (81) degrees West in said Creek bed, ten

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(10) rods to a point; running thence South eighty-nine (89) degrees West, two (2) rods to a point at the southeast corner of land now or formerly in the possession of Florence Moore; running thence North zero (0) degrees and thirty (30) minutes West along the east line of said Moore land, now or formerly, through an iron pin situate in the North bank of said Creek, and through an iron pin situate in the South line of said Township Road to a point in the center line of said Road, the distance between the said two (2) iron pins being nine (9) rods; running thence South eighty-nine (89) degrees forty-five (45) minutes East, twelve and five tenths (12.5) rods along the center line of said Road to the place of beginning.

CONTAINING seventy six one hundredths (0.76) of an acre of land, be the same more or less.

Title to said Premises vested in Jessica R. Satterly by Deed from Terry R. Satterly, Jr. and Jessica R. Satterly dated July 10, 2012

and recorded on July 10, 2012 in the Bradford County Recorder of Deeds as Instrument No. 201215218.

Being known as: 6910 Wolcott Hollow Rd., Athens, PA 18810.

Tax Parcel Number: 09-020.03-007.

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 NATIONSTAR MORTGAGE vs. JESSICA SATTERLY & TERRY SATTERLY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 8, 2018

Aug. 7, 14, 21