

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

Strange, Pearl J.

Late of 63 Strange Lane, Athens (died November 25, 2022)
Executrix: Tammy Romania, 23 Circle Drive, Waverly, NY 14892
Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Thurston, Alfred S. a/k/a Alfred Stanton Thurston

Late of Litchfield Township (died October 26, 2022)
Executor: C&N Bank, 1827 Elmira Street, Sayre, PA 18840
Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

SECOND PUBLICATION

Hutchinson, Mark M.

Late of Warren Township (died November 17, 2022)
Executor: Christopher D. Jones, 101 Main Street, Towanda, PA 18848
Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Lamphere, Marletta M.

Late of Monroe Township (died April 18, 2022)
Co-Executors: Brian L. Lamphere and Gary E. Lamphere c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848
Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Niuman, Thomas E. a/k/a Thomas E. Niuman, Sr.

Late of Rome Township (died September 29, 2022)
Executor: Thomas E. Niuman, Jr., 188 Yacht Club Drive, Greentown, PA 18426
Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Roloson, Barbara L.

Late of Standing Stone Township (died November 3, 2022)
Executor: Charles Pierce c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848
Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

THIRD PUBLICATION

Binford, Charles D.

Late of Troy Borough (died September 27, 2022)
Administratrix: Tara Foust 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

Kendall, Richard L.

Late of Troy Township (died April 27, 2022)

BRADFORD COUNTY LAW JOURNAL

Executrix: Sally Sterling, 1445 Ayres Road, Gillett, PA 16925

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

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, January 25, 2023 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 Wells, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of State Road No. 4039 where the lands of Bernard C. Kotch and Barry A. Bradley come together; thence follow the center line of said State Road South 04° 44' 51" East 321.36 feet to another point in the center line of said State Road; thence leave the center line of said State Road and go North 76° 20' 07" West 732.01 feet to a point for a corner; thence North 53° 09' 46" West 578.28 feet through a pin set near the edge of an existing farm lane and on to a second pin for a corner; thence north 08° 44' 17" East 231.20 feet to a pin for a corner; thence South 81° 15' 43" East 938.67 feet to a pin for a corner; thence South 03° 39' 28" East 260.00 feet to a pin for a corner; thence South 81° 15' 43" East 170.00 feet to a point in the center line of State

Road No. 4039 which is the point and place of beginning.

CONTAINING 11,400 acres.

BEING AND INTENDING to describe the Lot marked 11,400 acres on survey of Barry A. Bradley property by Jon P. Seifried, Registered Surveyor, survey dated April 12, 1994 and being Job No. 39-189-B.

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

SO FAR as the Grantors are aware, no hazardous waste is presently being disposed or has ever been disposed of on the above described property by the Grantors or any other party.

EXCEPTING AND RESERVING unto Karin D. Bradley, her heirs and assigns, from the parcel containing 11,400 acres described above one half of all oil, gas and mineral rights.

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

IN ORDER TO REACH the beginning point for the property described in this deed, begin at a point in the center line of State Road No. 4039 (Judson Hill Road) where the lands of Brian Bradley et ux. and lands of Barry A. Bradley et ux. come together, said point also being the point where the center line of said State Road intersects with the

center line of a 50 foot wide joint use right-of-way; thence leave the center line of State Road No. 4039 and go North. 76° 20' 07" West 437.24 feet along the center line of the 50 foot wide right-of-way to a point, which marks the place of BEGINNING point for the property described in this deed; thence go South 10° 34' 01" East 1174.91 feet through a set capped iron rod set 26.05 feet from the center line of the 50 foot wide right-of-way and to a second set capped iron rod for a corner; thence North 80° 41' 45" East 1609.15 feet to a found monument for a corner; thence South 82° 21' 19" East 616.11 feet to a found monument for a corner;—thence South 08° 44' 17" West 231.20 feet to a found monument for a corner, thence South 53° 09' 45" East 578.2 feet through a found monument and to a point for a corner; thence South 16° 20' 07" East 294.77 feet to a point, which is the point and place of beginning.

CONTAINING 50.162 acres.

BEING the same premises which Karen D. Bradley, by her deed dated January 12, 2011 and recorded January 25, 2011 in the Office of the Recorder of Deeds in and for Bradford County as Instrument Number 201102773, granted and conveyed unto Brian A. Bradley.

The Grantors GRANT AND CONVEY to the Grantees, their heirs and assigns, a 50 foot wide joint use right-of-way over lands of the Grantors, so that the Grantees, their heirs and assigns, can get from State Road 4039 to the property described in this deed. This 50 foot wide right-of-way is to be used in common by the

Grantors, their heirs and assigns, and the Grantees, their heirs and assigns. The center line of the 50 foot wide joint use right-of-way is described as follows: BEGIN at a point in the center line of State Road NO. 4039 (Judson Hill Road) where the lands of Brian Bradley et ux. and the lands of Barry A. Bradley et ux. come together; thence leave the center line of State Road NO. 4039 and go North 76° 20' 07" west 437.24 feet along the center line of the 50 foot wide right-of-way to a point. The maintenance of the above described right-of-way is to be shared by the Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, in the proportion that the use the right of way.

EXCEPTING AND RESERVING TO a prior Grantor as more particularly described in a deed dated February 10, 2003 and recorded at Bradford County Instrument Number 200307562, all mineral rights on the above described 50.162 acre parcel, for the lifetime of the Grantors. This reservation will be null and void when the survivor of the Grantors dies.

As of the date of this deed, the property described herein is and shall be dedicated for the express purpose of a lot addition, for residential and agricultural use. No portion of this property has been approved by Wells Township or the Department of Environmental Resources for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs

to existing systems) unless the municipality and the DER have both approved sewage facilities planning for the property described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact the appropriate officials of Wells Township, which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

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. BRIAN A. BRADLEY.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
January 4, 2023

Jan. 3, 10, 17

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 ex-

pose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 25, 2023 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 Troy, County of Bradford, Commonwealth of Pennsylvania bounded and described as follows:

Lot No. 1: BEGINNING at a pin in the line between lands of the Grantors described in Deed Book 501 at Page 511 and land of the Grantors described in Deed Book 631 at Page 569; thence in a generally easterly direction a distance of approximately 325 feet to a point for a corner; thence in a generally northerly direction a distance of approximately 385 feet to a point for a corner; thence proceeding in a generally westerly direction a distance of approximately 325 feet to a point for a corner in the line of lands first above set forth; thence along said line in a generally southerly direction a distance of approximately 385 feet to a point and place of beginning.

TOGETHER WITH a right of way in common with the Grantors, their heirs and assigns over a certain dirt road beginning in the center of Township Road along the eastern boundary of lands conveyed to the Grantors by Deed in Book 631 at Page 569, North 7° East a distance of 1,111 feet to a pin for a corner and proceeding there North 85° 30' East a distance of 254 feet to the southwestern boundary of the above described lot. The first 450 feet of said right of way to also be used in common with Peter J. Chrzan, his

BRADFORD COUNTY LAW JOURNAL

heirs and assigns. The aforesaid right of way being approximately 12 feet in width.

Lot No. 2: BEGINNING at a pin in the southeast corner of Lot 3 of lands of Frank Chrzan as designated on the below referenced survey and in line of lands designated Lot 1A of said survey; thence North 06° 50' 31" East 385.00 feet along lands, now or formerly, of Frank Chrzan to a pin in the northeast corner of said Lot 3; thence North 82° 24' 08" West 325.00 feet to a pin in the northwest corner of said Lot 3; thence South 06° 50' 31" West 385.00 feet to a pin in the southwest corner of said Lot 3; thence North 82° 24' 08" West 254.00 feet to a pin, said course marking the center line of a 12 foot wide right-of-way; thence North 82° 13' 40" West 380.43 feet along Lot 2A as designated on the below referenced survey to a pin; thence North 83° 47' 48" West 211.13 feet along lands now or formerly, of Adele C. Picking Trust to a pin in the southwest corner of the lot described herein; thence North 07° 07' 35" East 1241.25 feet along a blazed line in line of lands, now or formerly, of the Picking Trust to a pin in line of lands, now or formerly, of Lewis G. Nichols; thence continuing along the lands of Nichols the following courses and distances: South 84° 32' 47" East 839.57 feet to a pin; North 06° 54' 52" East 1412.89 feet along a blazed and staked line to a pin; North 82° 37' 54" West 1336.63 feet along an old blazed and staked line to a pin; North 05° 57' 19" East 696.70 feet along a blazed line to a pin in the northwest corner of the lot described herein; thence leaving the

line of lands of Nichols, South 82° 40' 23" East 1950.00 feet along a blazed and staked line in line of lands, now or formerly of Richard A. Eaton to a pin in the northeast corner of the lot described herein and the northwest corner of Lot 4 as designated on the below referenced survey; thence South 06° 55' 00" West 3381.95 feet along a blazed and staked line of said Lot 4 and Lot 1A as designated on the below referenced survey through a pin in the southwest corner of Lot 4 to a pin in the southeast corner of the lot described herein; thence North 82° 24' 08" West 275.00 feet to a pin, being the point and place of beginning.

CONTAINING 89.50 acres, be the same, more or less.

BEING AND INTENDING to describe lot 3A on a survey map by John William Ward, Millstone Surveying, Surveyor 222843-E, entitled Subdivision of Chrzan Farm, dated July 30, 2007, and designated map No. T-211, approved by Bradford County Planning Commission on January 16, 2008, their File No. 2008-004.

ALSO BEING AND INTENDING to describe the lands conveyed by the Estate of Frank E. Chrzan by Deed to Jacob Cummings dated August 2, 2019, and recorded on October, 16, 2019, as Bradford County Instrument No. 201909916.

TOGETHER with all and singular ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits

thereof; and also all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever of the Grantor in law, equity, or otherwise, howsoever of, in, to, or out of the same.

Bradford County Assessment Number 53-068.00-007-000-000.

Address: 345 Timber Lane, Troy, PA 16947.

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 GUTHRIE FEDERAL CREDIT UNION vs. JACOB CUMMINGS.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
January 4, 2023

Jan. 3, 10, 17

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, January 25, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

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

Lot No. 1

BEGINNING in the center of State Road leading from Le Raysville to Towanda in the south line of lands now or formerly of Gage; thence along the line of lands of said Gage, now or formerly, bearing South 66° 6' West 446.0 feet through an iron pipe on line, along a wire fence to a copper pipe in said fence for a corner; thence along the line of other lands now or formerly of Hugh and Gertrude Chafee, bearing South 25° 13' East 296.0 feet through an iron pipe on the line near an elm tree to the center of a dirt road leading to the now or formerly Creamery; thence along the center of said dirt road, bearing North 73° 41' East 223.4 feet to a corner in said road; thence along the line of lands now or formerly of D. Snyder, bearing North 22° 45' West 158.6 feet through a post on line to a copper pipe in a fence corner; thence along the line of lands now or formerly of Raymond Barber, bearing South 71° 01' West 22.5 feet to a corner; thence along the line of lands of said Barber, now or formerly, bearing North 31° 36' West 91.0 feet to a corner; thence along the line of lands of said Barber, now or formerly bearing North 71° 11' East 247.5 feet to the center of the aforesaid State Road; thence along the center of said State Road, bearing North 28° 38' East 88.6 feet to the place of beginning.

CONTAINING 1.94 acres of land, as shown on survey prepared by Stuart Milnes, dated November 21, 1959.

Lot No. 2

BEGINNING in the center of North Main Street, in line of stake in center of fence on west side of street;

thence northwardly along center of said street, 99 feet to a corner; the westwardly along lands now or formerly of Leon A. Coolbaugh, 247 1/2 feet to a stake corner; thence southwardly along lands now or formerly of Leon A. Coolbaugh, 91 feet to a stake for a corner; thence eastwardly along lands now or formerly of Lott Schoemaker and Leon A. Coolbaugh, 247 1/2 feet to the place of beginning.

CONTAINING 1/2 acre and 6 1/2 rods of land, be the same more or less.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1119 Main Street, Le Raysville, PA 18829.

Parcel # 21-065.01-004.

BEING THE SAME PREMISES which Walter G. Rowe, single, and Katrina A. English, single, by Deed dated July 26, 2018 and recorded July 30, 2018 as Instrument Number 201810387, in the Office of the Recorder of Deeds in and for the County of Bradford, granted and conveyed unto Sally J. Wildrick, single, as sole owner, 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 SPECIALIZED LOAN SERVICING, LLC vs. SALLY WILDRICK

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
January 4, 2023

Jan. 3, 10, 17

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, January 25, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL that certain lot, 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:

BEGINNING at a point in the South line of Orchard Street marked by an iron pin, said point being 136 feet westerly from the intersection of the South line of Orchard Street with the West line of Church Street, as measured along the South line of Orchard Street; running thence South 08 degrees 10 feet East, 35.8 feet to an iron pin for a corner in the North line of land of the Churches of Christ Christian Union Inc., now or formerly; running thence North 75 degrees 15 feet West along the North line of said Church land, 14 feet to an iron pin for a corner at the Northwest corner of said Church, of Helen Truesdale, of Walter Moore, et ux., and of Leon Loomis now or formerly to an iron pin for a corner in the West line of said Loomis land, then length of this course, if extended northerly to the place of beginning, being 184.4 feet; running thence North 01 degrees 10 feet West along the East lone of land of Ardell Webster, et ux,

BRADFORD COUNTY LAW JOURNAL

now or formerly 170 feet to an iron pin for a corner in the South line of said Orchard Street and running thence 81 degrees 50 feet East, along the South line of Orchard Street, 52 feet to an iron pin for a corner, the point and place of beginning together with all the rights and privileges of Grantors in connection with a common driveway along the East line of the land above-described running southerly from Orchard Street, and the land herein conveyed is subject to all the burdens and duties in connection with said common driveway, as fully set forth in a deed from Alice H. Haynes, widow to Florence Fuller Weld dated December 10, 1946 and recorded December 13, 1946 in the Office of the Recorder of Deeds of Bradford County, Pennsylvania in Deed Book 440 at page 373..

BEING and intended to describe the same lands conveyed to Adams-Polzella Partnership by Douglass C. Tappan and Patricia D. Tappan by deed dated December 8, 2003 and recorded December 11, 2003 to Bradford County Instrument Number 200318681.

Parcel ID #08-020-17-179-000-000.

Commonly known as 110 E. Orchard St., Athens, PA 18810.

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 WILMINGTON

SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST I vs.
ADAM SAUNDERS.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
January 4, 2023

Jan. 3, 10, 17

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, January 25, 2023 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 Borough of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Parcel Number 49-086.02-161-000.

BEGINNING At The Northeast Corner of Land Formerly Owned By H. N. Williams, Later By Edna L. Seiple, Now By Lillian M. Clark, On The West Side Of North Main Street; Thence Along The North Line of The Said Land Of Edna L. Seiple, Formerly, Now Of Said Lillian M. Clark, And Land Formerly of John H. Orcutt, Now of Said Lillian M. Clark One Hundred And Ninety-One (191) Feet To The Northwest Corner Of The Said Clark Lot And On Line Of Land Of W. F. Dittrich; Thence Northerly Along The East Line Of The Said Dittrich Lot, Parallel With

BRADFORD COUNTY LAW JOURNAL

Main Street, Fifty-One (51) Feet More Or Less To A Corner On Line Of Land Of The Said W. F. Dittrich Last Mentioned Land Easterly And Parallel With The First Described Line Ninety-One (91) Feet To An Angle; Thence Easterly Along The South Line Of The Same Land To A Corner On The West Side Of Said North Main Street, A Distance Of One Hundred (100) Feet More Or Less; Thence South Along The West Side Of North Main Street Forty-Four (44) Feet To The Place Of Beginning.

The Above Described Land Is Currently Bounded As Follows: On the South By Lands Of Horace Cohen et ux and Horace B. Johnson et ux; On The North By Lands Of Mark E. Shaylor et ux And On The East By North Main Street, and on The West By Lands of Horace S. Johnson et ux.

Parcel Number 49-086.02-164-000.

ALL That Certain Piece or Parcel of Land Situate, Lying And Being In The Borough of Towanda, County of Bradford and Commonwealth of Pennsylvania, Bounded and Described As Follows:

BEGINNING at a Fence Post in the Northeast Corner of Said Lot, Said Fence Post Marking The Corner of Lands With James Lacek, Now or Formerly; Thence Proceeding Along Lands of John Grenell, Now or Formerly, South 7° 03' 07" East 48.22 Feet to a Found Pin; Thence Proceeding Along Lands of Ronald Stiehl, Now or Formerly, South 6° 28' 09" East 62.59 Feet Through A Found Pin To The Center of a Ten Foot Private Alley and a Corner

of Lands of Ronald Stiehl, Now or Formerly, And Other Lands Of Grantor, Now or Formerly; Thence Proceeding Through A Found Pin Along Other Lands of Harriet Cohen, Now or Formerly, South 7° 47' 07" East 22.2 Feet To A Found Pin For A Corner, of Said Lot With other Lands of Harriet Cohen, Now of Formerly And Rupert Jones, Now or Formerly; Thence Proceeding South 82° 05' 58" West 94.12 Feet Along Lands of Rupert Jones, Now or Formerly, to a Found Pin For a Corner With Lands of Rupert Jones, Now or Formerly, and Fred Robinson, Now or Formerly; Thence Proceeding North 7° 27' 21" West 127.89 Feet along Lands of Fred Robinson, Now or Formerly, to a Found Pin For a corner with Lands of Fred Robinson, Now or Formerly, and James Lacek, Now or Formerly; Thence Proceeding North 78° 51' 03" East 95.61 Feet Along Lands of James Lacek, now or formerly, to the fence post, the place of beginning.

CONTAINING 12,366.55 square feet as per Survey of George K. Jones and Associates, Registered Surveyors No. 8078-A dated September 1993 and revised July 1994.

BEING KNOWN AS: 211 NORTH MAIN STREET, TOWANDA, PA 18848.

PROPERTY ID NUMBER: 49-086.02-161-000-000/49-086.02-164-000-000.

BEING THE SAME PREMISES WHICH ROGER L. BROWN AND DORIS L. BROWN, HUSBAND AND WIFE BY DEED DATED 9/26/2019 AND RECORDED 10/23/2019 IN THE OFFICE OF RECORDER OF DEEDS

BRADFORD COUNTY LAW JOURNAL

IN DEED INSTRUMENT NO.: 201910279, GRANTED AND CONVEYED UNTO KELLY I. EDDY, SINGLE.

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 AMERIHOMÉ MORTGAGE COMPANY, LLC vs. KELLY I. EDDY.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
January 4, 2023

Jan. 3, 10, 17

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, January 25, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

The following described real property located in County of Bradford, State of Pennsylvania; being more particularly described as follows:

Lot No. 1:

Beginning at a point on Route No. 14; thence north 32 degrees 30 minutes east 61.5 feet to a pin; thence north 35 degrees east 61.5 feet to

a pin; thence north 36 degrees 30 minutes east 61.5 feet to a pin; thence north 68 degrees 30 minutes west 181 feet to a pin; thence south 34 degrees west 184.5 feet to a pin; thence south 68 degrees 30 minutes east 177.8 feet to the place of beginning.

containing more or less.

Being all of Lots No. 5, 6 and 7 on Survey of Plot of Ralph W. Randall by George K. Jones, County Surveyor, made on September 13, 1946.

Also being the same land conveyed by Connie L. Kern and Sharon L. Hansell, Co-executrixes of the estate of Marie B. Landon, to Wayne E. Vancde and Rosetta Vance, his wife, by deed dated May 16, 1990 and recorded May 21, 1990 in Bradford County Record Book 146 at Page 364.

Lot No. 2:

In order to reach the beginning point for the property described in this deed, begin at a point in the center line of State Route 014 where the lands of James and Esther Terwilliger come together with lands of Wayne and Rosetta Vance; thence leave the center line of said state route and go North 68 degrees 30' West 180.62 feet through a pin set near the edge of the said state route and to a pin and pine tree which are the beginning point of the property described in this deed; thence South 34 degrees 11' 26" West 54.08 feet to a pin for a corner; thence North 70 degrees 56' 25" West 196.42 feet to a pin for a corner; thence North 20 degrees 47' 29' East 85.0 feet to a pin for a corner; thence South 61 degrees 58' 23" East 210.54 feet to a pin which is the point and place of beginning.

BRADFORD COUNTY LAW JOURNAL

Containing 14,004 square feet.

BEING THE SAME PREMISES which Brett C. Fleming and Tara Wesneski, f/k/a Tara L. Fleming, by Deed recorded 01/19/2015 in the Office of the Recorder of Deeds in and for the County of Bradford as Deed Instrument No. 201501573, granted and conveyed unto Brett C. Fleming, in fee.

Tax Parcel: 16-105-08-002-000.

Premises Being: 219 Springbrook Drive, Canton, PA 17724.

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, N.A. vs. BRETT FLEMING.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
January 4, 2023

Jan. 3, 10, 17