
Bradford County Law Journal

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Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 FAX (570) 888-2295

By requirement of Law and Order of Court the BRADFORD COUNTY LAW JOURNAL is made the medium for the publication of all Legal Advertisements required to be made in the County of Bradford, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection 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.

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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

Fiorello, Lawrence J.

Late of Sayre Borough (died December 15, 2016)

Administratrix: Susan E. Hartley, Esquire, 320 South Main Street, Athens, PA 18810

Attorney: Susan E. Hartley, Esquire, 320 South Main Street, Athens, PA 18810

McCormick, Marlene

Late of Sayre Borough (died December 4, 2016)

Executor: Michael McCormick, 493 Fulton Street, Waverly, NY 14892

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

Roeper, Louis W.

Late of the Borough of Sayre (died January 8, 2017)

Co-Executors: John P. Goldstein a/k/a John D. Goldstein, 590 Mullock Road, Port Jervis, NY 12771, Thomas A. Monaco, 4533 Rosemount Lane, Catlett, VA 20119 and Chase W. Roeper, 75 Hold Road, Lyndeborough, NH 03082
Attorney: Frances W. Crouse, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Schmieg, Ruth C.

Late of Sayre Borough (died February 10, 2017)

Executor: William J. Schmieg, Jr., 407 Acres Ave., Waverly, NY 14892

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

SECOND PUBLICATION

Allford, Wanda S.

Late of Ulster Township (died February 4, 2017)

Executrix: Lori S. Anderson, 4059 Laurel Hill Road, Milan, PA 18831

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

Howell, Grant C., Sr. a/k/a Grant C. Howell

Late of Towanda Township (died January 26, 2017)

Executrix: Robin T. Hill, 4999 Rt. 467, Rome, PA 18837

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

Johnson, Isabell M. a/k/a Isabell Marie Johnson

Late of Granville Township (died November 16, 2016)

Executrix: Marie A. McNeal, 798 Buchanan Road, Canton, PA 17724

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

Leiby, Sarah M. a/k/a Madalene S. Leiby

Late of Springfield Township (died January 16, 2017)

Executor: Douglas C. Leiby, 54 Mudcreek Road, Troy, PA 16947

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

Stage, Patricia A.

Late of Alba Borough (died January 13, 2017)

Administrator: Michael Chopak, HC-1, Box 8, Alba, PA 16910

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

Thetga, Glenn W.

Late of Windham Township (died January 27, 2017)

Executrix: Patricia L. Thetga, 1216 Osborn Hill Road, Rome, PA 18837

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

THIRD PUBLICATION

Belle, Anthony J.

Late of Athens Township (died November 21, 2016)

Executrix: Mrs. Patricia Cole, 1456 Walnut Creek Dr., Fleming Isle, FL 32003

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

Campbell, Charles B.

Late of the Town of Nichols, County of Tioga, State of New York (died July 13, 2016)

Executor: Paul Charles Campbell, 4549 W. River Road, Nichols, NY 13812

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Lyon, Doris R.

Late of Troy Township (died February 2, 2017)

Administratrix CTA: Patricia L. Dewey, 26 Veterans Drive, Troy, PA 16947

Attorneys: Lindsay M. Walker, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Robbins, Helen L. a/k/a Helen Louise Robbins

Late of Athens Township (died May 11, 1986)

Executrix: Sue Clymer, 608 N. Wilbur Ave., Sayre, PA 18840

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

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF COMMON PLEAS, BRADFORD COUNTY, PENNSYLVANIA

NO. 2017 QT 0001

Gregory S. Jones et al.,
Plaintiffs

vs.

Anthony Webster et al.,
Defendants

NOTICE TO: Anthony Webster, Dylan W. Hardison, Dorothy Broth, Venessa Vestal, Doris Smith, Richard Smith, Linda Roberts, James O. Horne, Jr., Doris Juanita Harrison Rasmussen, John Edward Harrison, Helen Patusic, Julie Chalk, Paula Bohlayer Bowmaster, Renee Juteau, Richard Vernon Bohlayer, Bruce Smith, Scott Smith, Barry Smith, Alan Smith, Judy A. VanNoy, Martha Copp, Houghton College, Fred Bohlayer and Fred Bohlayer’s heirs, executors, administrators, devisees, legatees, personal representatives, assigns, issue and any and all persons, firms, associations or entities claiming from, through or under the above-named parties, and any unknown persons, firms, associations or entities claiming an interest in the real estate that is the subject of this action

You have been named as Defendants in a Civil Action instituted by the above-captioned Plaintiffs against you in this Court. Plaintiffs allege in the Complaint that they are the owners of one hundred percent (100%) of the real estate situated in the Township of Armenia, County of Bradford

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and Commonwealth of Pennsylvania, bearing Bradford County Assessment Numbers 03-080.00-018-001-000, 03-080.00-016-000-000, 03-080.00-017-000-000, 03-080.00-014-001-000, 03-080.014.002-000, 03-080.014-000-000, 03-080.015-000-000, 03-080.022-000-000 and 03-080.00-019-000-000, as is more fully described in the Complaint, by virtue of a lost deed or mis-indexed instrument, abandonment or adverse possession.

You are hereby notified to plead to the Complaint in this case, of which the above is a brief summary, within twenty days from the date of publication of this Notice.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED OR NO FEE.

**BRADFORD COUNTY
PROTHONOTARY'S OFFICE**
Bradford County
Courthouse
301 Main Street
Towanda, PA 18848
(570) 265-1705

DAMIAN M. ROSSETTIE, ESQUIRE
PA I.D. No. 309953
LANDY & ROSSETTIE, PLLC
Attorneys for Plaintiff
228 Desmond Street
P.O. Box 206
Sayre, PA 18840
(570) 888-7753

Mar. 7

**MISCELLANEOUS LEGAL
NOTICE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Township of Smithfield shall hold a public meeting on March 7, 2017 at 8:00 P.M. for the purpose of conducting a public hearing and to consider adoption of an ordinance directing the use of fire insurance proceeds and for any other such action as may come before the Board of Supervisors. Said meeting shall be held at the Smithfield Township Building. All persons with disabilities wishing to attend the public meeting and needing reasonable accommodations should contact the Township Secretary at (570) 596-7771 no later than 72 hours prior to the scheduled meeting. Smithfield Township will make every reasonable effort to provide accommodation. A summary of the ordinance is set forth below. The full text of the ordinance is available for public inspection at the Township Office and at the offices of this newspaper during normal business hours.

SOLICITOR'S SUMMARY

Preamble

Section 1—sets forth the principles of construction relating to this ordinance.

Section 2—requires the recipient of insurance proceeds for fire loss in an amount in excess of \$7,500.00 to first obtain a certificate from the township as to any claims or liens.

Section 3—contains limitations of liability.

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Section 4—preserves the rights of insurance companies to subrogation.

Section 5—requires notifications to the CED.

Section 6—contains repealer provisions.

Section 7—contains a savings clause.

Section 8—provides the penalties for violations of the ordinance.

PATRICK J. BARRETT, III, ESQUIRE
Smithfield Township Solicitor

Mar. 7

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, March 29, 2017 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, to wit:—

BEGINNING at a point, being the corner formed by the intersection of the south line of Lockhart Street (formerly called Sayre Avenue) with the east line of East Street, running thence easterly along the south line of Lockhart Street one hundred and fifty feet; thence southerly at right angles with Lockhart Street fifty feet to a corner: thence westerly in a line parallel with Lockhart Street one hundred and fifty feet to the east line of East Street: thence northerly along the east line of East Street one hundred and fifty to place of BEGINNING.

CONTAINING 7,500 square feet of land.

EXCEPTING AND RESERVING sixty feet of the east and of said lot heretofore (March 16th, 1898) conveyed to McClellan B. Ackley.

TAX PARCEL #: 37-020.21-004-000.
BEING KNOWN AS: 302 East Lockhart Street a/k/a 302 1/2 East Lockhart 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 M & T BANK vs. DANIEL SPEARS & MISTY SPEARS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 8, 2017

Mar. 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, March 29, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

TO DETERMINE the point and place of beginning, begin at a point on the centerline of Legislative Route 08093 where the lands, nor or formerly, of Leon H. Burlingame, Sr., et ux. meet the lands, now or formerly, of Travis; thence in a southerly direction along the centerline of said Legislative Route 516 feet to the point and place of beginning; thence westerly through lands, now or formerly, of Leon H. Burlingame,

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Sr., et ux. 261 feet to a point for a corner; thence southerly still through same 250 feet to a point for a corner; thence in an easterly direction 261 feet, still through same 250 feet to a point for a corner; thence in an easterly direction 261 feet, still through same, to a point on the centerline of Legislative Route 08093; thence along the centerline of said Legislative Route in a northerly direction 250 feet to the point and place of beginning.

CONTAINING one and one-half acres.

EXCEPTING AND RESERVING therefrom one-hundred (100%) percent of the property's minerals, oil, and gas to the Grantor, his heirs successors and assigns. This reservation includes by its terms oil, gas, and any other mineral on, in, and under the property conveyed and includes any past and future rent, bonus, payment, royalty or other compensation for an Oil and/or Gas lease affecting the property.

The Grantor Onalee I. Raymond, also known as Onalee L. Vanderpool, GRANTS AND CONVEYS to the Grantee his heirs and/or assigns all of her right title and interest in and to all oil, gas and mineral rights for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other mineral, and storing, handling, transporting and marketing the same therefrom. Further, the Grantor Onalee I. Raymond, also known as Onalee I. Vanderpool, grants and conveys to the Grantee, his heirs and/or assigns all her right title and interest now existing in any oil, gas and or mineral lease of record heretofore executed and that the Grantee, his heirs and/or assigns, shall receive all interest to all future leases including but not limited to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof.

Being the same premises which George A. Raymond, Jr., and Onalee I. Raymond, also known as Onalee I. Vanderpool by deed

dated 03/07/2012, recorded 02/15/2013 in the office of the Recorder of Deeds in and for Bradford County, in Instrument # 201302877, conveyed unto George A. Raymond, Jr., Grantee herein.

Parcel No. 39-058.00-114.

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 21ST MORTGAGE CORPORATION vs. BRENDA FORMAN, ONALEE RAYMOND & GEORGE RAYMOND, JR.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 8, 2017

Mar. 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, March 29, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain lots, pieces or parcels of land situate, lying and being in the Borough of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEING Lot No. 1 of Block No. 4 in Elliott's Addition to Towanda, being 58 feet on Fourth Street and 144 feet deep on Thomas Street, on south side of an alley, and bounded on the south by Jack Remsnyder, now or formerly.

UNDER and SUBJECT to the ultimate width of right of way of any public highways,

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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 lands conveyed to Patrick Finnegan and May Barnes, by deed from Carole Spencer, single, and Sharon Weed and David Weed, her husband, dated 20 March 2006 and recorded immediately prior to the recording of this instrument.

BEING KNOWN AS: 101 Thomas Street, Towanda, PA 18848.

PROPERTY ID NO.: 47-086.06-170-000-000.

TITLE TO SAID PREMISES IS VESTED IN PATRICK FINNEGAN, SINGLE AND MAY BARNES, SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM CAROLE SPENCER, SINGLE AND SHARON WEEK AND DAVID WEED, HUSBAND AND WIFE DATED 03/20/2006 RECORDED 03/22/2006 IN DEED BOOK Instrument #200603171.

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 ECC CAPITAL CORPORATION vs. PATRICK FINNEGAN & MAY FINNEGAN.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

March 8, 2017

Mar. 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, March 29, 2017 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 Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

On the north by Walnut Street, east by North Main Street, south by an alley 10 feet wide and on the west by lands now or formerly of Bryon; said land being more particularly described as: BEGINNING at the southwest corner of North Main Street and Walnut Street; thence in a westerly direction along Walnut Street, 125 feet to a point; thence in a southerly direction along lands now or formerly of Bryon, 90 feet to an alley; thence easterly along said alley, 115 feet to a point in North Main Street, which point is 100 feet south of the southwest corner of North Main and Walnut Streets; thence North along North Main Street 100 feet to the place of beginning.

BEING the same premises conveyed to A. David Douglas and Mary E. Douglas, his wife, by deed from Sixdeniel Faria and June Faria, his wife, dated July 15, 1985 and recorded the same day in Bradford County Record Book 9 at Page 663.

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.

Map and Parcel ID: 49-086.02-157-000-000.

Being known as: 221 North Main Street, Towanda, Pennsylvania 18848.

Title to said premises is vested in Timothy M. Conklin and Kimberly K. Conklin,

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husband and wife, by deed from David Douglas and Mary E. Douglas, husband and wife, dated July 6, 2004 and recorded July 13, 2004 in Instrument Number 200408639.

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 BENEFICIAL CONSUMER DISCOUNT COMPANY vs. TIMOTHY & KIMBERLY CONKLIN.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 8, 2017

Mar. 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, March 29, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain piece situate in the Borough of Towanda, County of Bradford and State of Pennsylvania, bounded and described as follows: Beginning at a point in the southeast corner of the formerly C. Manville Pratt lot, now or formerly of Thaddeus Myers, on the West Line of Third Street; thence along the West Line of Third Street South Nine degrees thirty minutes West sixty-six and two-tenths feet to an iron pin; thence North sixty-eight degrees thirty minutes West sixty-seven and four-tenths feet to an iron pin; thence North one degree thirty minutes West forty-one feet to an iron pin; thence North eighty-nine degrees thirty minutes East seventy-five feet along the

lands now or formerly of Thaddeus Myers to the place of beginning.

BEING KNOWN AS: 14-16 3rd St., Towanda, PA 18848.

PROPERTY ID NO.: 49-086.04-383.

TITLE TO SAID PREMISES IS VESTED IN Daniel L. Bell and Lisa M. Bell, his wife, as tenants by the entirety BY DEED FROM Paul Harris and Gertrude Harris, his wife DATED 06/11/1990 RECORDED 08/31/1994 IN DEED BOOK 301 PAGE 0749.

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 BANK OF NEW YORK MELLON TRUST CO. vs. DANIEL BELL & LISA BELL.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 8, 2017

Mar. 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, March 29, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, pr [parcel of land situate in the borough of Athens, county of Bradford and commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the north by Frederick street; on the east by Leslie Yontz, now or

formerly; on the south by George Bradley estate or Rachel Bradley, now or formerly; on the west by E.W. Cole, now or formerly, a more detailed description in as follows:

BEGINNING at the stake in the south line of Frederick street at the northwest corner of lot no 271; thence by the east line of lots no. 271 and 270 southerly 100 feet to the northwest corner of lot no. 260; thence by the north line of said lot, easterly 50 feet; thence northerly and parallel with the west line of Wells avenue 100 feet to a point in the south line of Frederick street and thence by the south line of said street westerly 50 feet to the place of beginning. Being and intending to describe a lot 50 feet frontage on Frederick street and 100 feet in depth and being a portion of lots no. 258 and 259 on Murray plot in book of maps page 9.

TITLE TO SAID PREMISES IS VESTED IN KELLY A. MAY AND PHILLIP E. MAY, MARRIED, AS TENANTS BY THE ENTIRETY, BY Deed from ROBERT C DONOVAN AND ROBIN L. DONOVAN, MARRIED, Dated 09/02/2004, Recorded 09/10/2004, Instrument No. 200411486.

By virtue of PHILLIP E. MAY's death on or about 10/01/2011, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 8-20.17-428.

Premises Being: 204 East Frederick Street, Athens, PA 18810-1915.

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 NATIONAL TRUST vs. KELLY MAY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 8, 2017

Mar. 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, March 29, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

NOTICE OF SALE

By Virtue of

A Writ of Execution

(Mortgage Foreclosure)

2014 MF 0032

Issued Out of Court of Common Pleas of Bradford County, and to Me Directed There Will be Exposed at Public Sale, in the Courthouse In the Borough of Towanda, Pennsylvania, on March 29, 2017 at 10 a.m., the Following Described Property in Bradford County, to wit:

Property address: 97 Miller Lane, Gillett, PA 16925.

Tax Parcel No: 40-003.02-016.

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

LOT NO. 1: The first house and lot on the right hand side of the main road leading along South Creek as you go South of bridge crossing, said creek at Fassetts Station on the Northern Central Railroad and bounded and described as follows:

BEGINNING AT a point in the West line of said road Northerly two hundred twelve and one-quarter (212 1/4) feet; thence westerly at right angles with the said road one hundred five and one-half (105 1/2) feet; thence southerly two hundred twelve (212) feet; thence easterly seventy eight (78) feet and seven (7) inches to the place of beginning. CONTAINING nineteen thousand, four hundred seventy (19,470) square feet of land, be the same more or less.

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EXCEPTING and reserving and not conveying as part of this conveyance the green houses on the land above described and the stock and equipment in connection therewith.

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 or record.

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

BEING the same property conveyed by Eugene Nigra and Patricia Nigra, his wife, by her attorney in fact Eugene Nigra to Keith Teribury and Lisa Teribury, his wife by deed dated August 10, 2006 and recorded August 21, 2006 to Bradford County Instrument No. 200610583.

Seized and taken in execution to be sold as the property of Keith Teribury and Lisa M. Teribury, his wife, at suit of First Citizens Community Bank, Mansfield, PA.

All parties in interest are hereby notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder and distribution of the proceeds will be made in accordance with the Schedule unless exceptions are filed thereto, within Ten (10) days thereafter.

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 1ST CITIZENS COMMUNITY

BANK vs. KEITH TERIBURY & LISA TERIBURY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 8, 2017

Mar. 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, March 29, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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 stake on the line of Plank Road, corner of Mrs. John Lynch's lot, now of formerly; thence along the Plank Road North 23° East 67.5 feet; thence along the same North 67° East 45.50 feet to a corner; thence along the same North 81° East 51 feet to a corner; thence along lands of Mary Faney, now or formerly, South 3° 40' East 79.75 feet to the corner of the Sage's lot, now or formerly; thence along the line of lands of Mrs. John Lynch, now or formerly, South 86 degrees 20' West 124 feet to the place of beginning.

Being the same property conveyed to Dominick T. Burke, no marital status shown who acquired title by virtue of a deed from Joan M. Johnson, widow, formerly known as Joan M. Samer, dated December 14, 2004, recorded December 16, 2004, at Instrument Number 200416179, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

Notice: To all parties in interest and claimants—A schedule of distribution will

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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. DOMINICK BURKE.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 8, 2017

Mar. 7, 14, 21