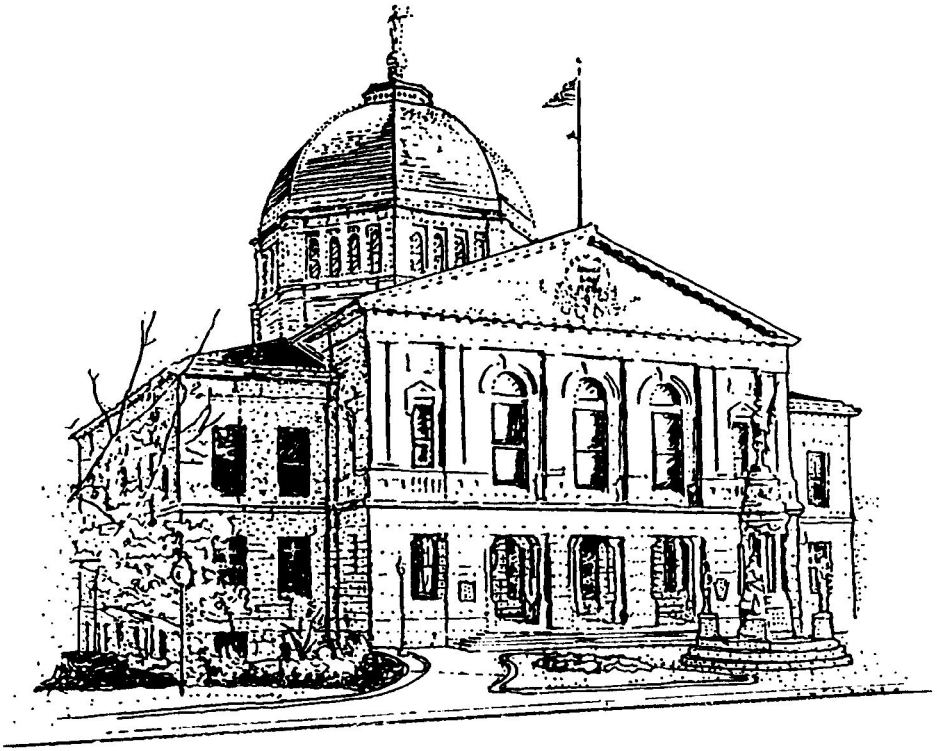


# Bradford County Law Journal

ISSN 1077-5250

Vol. 14 Towanda, PA Tuesday, January 4, 2022 No. 1



The Court:

The Honorable Maureen T. Beirne, President Judge  
The Honorable Evan S. Williams, III, Judge

Editors:

Albert C. Ondrey, Esquire, Chairman  
Daniel J. Barrett, Esquire  
Benjamin Green, Esquire

**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**

**Baum, Donald W. a/k/a Donald Wesley Baum**

Late of Windham Township (died November 7, 2021)

Executor: Wesley N. Baum, 5162 Harris Hill Road, Locke, NY 13092

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall and Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Putnam, Leon W.**

Late of Armenia Township (died December 7, 2021)

Executor: Leon W. Putnam, Jr., 4184 Lambs Creek Road, Mansfield, PA 16933

Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

**VanDeMark, David J.**

Late of Sugar Run (died November 8, 2021)

Executor: David J. VanDeMark, II c/o Marianne M. Stivala, Esquire, Brian J. Cali & Associates, 103 East Drinker Street, Dunmore, PA 18512

Attorneys: Marianne M. Stivala, Esquire, Brian J. Cali & Associates, 103 East Drinker Street, Dunmore, PA 18512

**THIRD PUBLICATION**

**Ball, Walter**

Late of Bradford County (died November 19, 2021)

Executor: Gary A. Ball c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

**Buckley, Robert Eugene, Sr.**

Late of Wyalusing Twp. (died March 29, 2021)

Executrix: Bobbijo Sherman 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, (570) 265-2175

**Dynof, Gerald D.**

Late of Sheshequin Township (died June 28, 2021)

Administratrix: Helen Piccolo 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, (570) 265-2175

**Ferrese, Sheryl L. Lempke**

Late of Athens Borough

Administrator: Gary J. Ferrese, 508 N. Main St., Apt. 4, Athens, PA 18810

**Gardella, Louis C.**

Late of Gillett Township (died April 11, 2021)

Administratrix: Amanda G. Gardella 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, (570) 265-2175

## BRADFORD COUNTY LAW JOURNAL

### **Palmer, John Paul**

Late of Wysox Township (died October 28, 2021)

Co-Executors: Jared Palmer and Jordan Palmer 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, (570) 265-2175

### **Zampier, Nanette L.**

Late of Sheshequin Township (died November 19, 2021)

Executrix: Bettina Banes, 976 Gravel Pike, Palm, PA 18070

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 North Elmira Street, Athens, PA 18810

### **REGISTER'S NOTICE**

0819-0378—FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF JAMES HARTNETT AND WILLIAM PAYNE, Co-Executors of the Estate of Edward Payne a/k/a Edward J. Payne, Deceased, late of Canton Borough, Bradford County, PA.

The same will be presented to the Orphans' Court on the 11th day of January, 2022.

Sheila M. Johnson

Register of Wills

Dec. 28; Jan. 4

### **REGISTER'S NOTICE**

0818-0075—FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF GLORIA L. COLTON AND LAVONNA R. JENKINS, Co-Executrices of the Estate of Leora W. Wilcox, Deceased, late of Canton Township, Bradford County, PA.

The same will be presented to the Orphans' Court on the 18th day of January, 2022.

Sheila M. Johnson

Register of Wills

Jan. 4, 11

### **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 26, 2022 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 South Creek, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of Highway Route #14 in North line of lands formerly of Laura Andrus, now Jerome Pettingill, and running thence nearly West along the North line of lands of the said Pettingill to the East line of the Northern Central Railroad; thence nearly North along the East line of the railroad about 135 feet to an iron pin; thence on a line parallel to the first line in an Easterly direction about 679 feet to and through an iron pin set at the side of the road to the center of the road; thence along the center of road in a Southerly direction to the place of beginning.

BEING the same premises Charles A. Peet, Jr. and Florence M. Peet, by deed dated September 29, 1955 and recorded October 5, 1955 in the Bradford County Recorder of Deeds, Book 509, Page 342, conveyed unto Theodore Steil, Jr. and Jeanne Steil, his wife. Jeanne Steil died on May 4, 2001, at which point title to the Property vested in her surviving spouse, Theodore Steil, Jr.

## BRADFORD COUNTY LAW JOURNAL

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AND Theodore Steil, Jr. died on November 16, 2020, and upon information and belief his heirs are Kathleen Michaels, Marie Zimmer, Michael Steil, Suzanne Vanwicklen and William Steil.

Parcel ID 40/003.01/008/000000.

Tax Parcel: 40-003.01-008-000-000.

Premises Being: 36637 Rt. 14, Gillett, PA 16925.

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 COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7 vs. KATHLEEN MICHAELS, IN HER CAPACITY AS HEIR OF THEODORE STEIL, JR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THEODORE STEIL, JR., DECEASED.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 5, 2022

Jan. 4, 11, 18

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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, January 26, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

IN THE COURT OF COMMON  
PLEAS OF BRADFORD  
COUNTY, PENNSYLVANIA  
CIVIL ACTION  
MORTGAGE FORECLOSURE  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE OF  
YURT SERIES IV TRUST

Plaintiff

vs.

THERON G. WICKWIRE;  
STACY L. WICKWIRE

Defendant(s)

NO.: 2020MF0019

### LONG FORM DESCRIPTION

Situate in the Township of Wysox, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of State Route 1012, said point being the Northwest corner of the herein described lot; thence along the center of State Route 1012 South 73° 42' 35" East a distance of 66.10 feet; thence continuing along the center of State Route 1012 South 78° 29' 26" East a distance of 245 feet to a point for a corner, said point being the Northeast corner of the herein described lot and the Northwest corner of lands now or formerly of Gary Wickwire; thence along the Western line of lands of Gary Wickwire South 07° 00' 00" West is distance of 263.23 feet to a pin for a corner, said pin being the Southeast corner of the herein described lot; thence along the Northeast line of lands now of formerly of Gary Wickwire North 82° 44' 09" West a distance of 319.66 feet to a pin for a corner, said pin being the Southwest corner of the herein described lot; thence along the Eastern line of lands now of formerly of James L. Kintner and Joan Kintner North 09° 00' 00" East a distance of 291.87 feet to the point and place of Beginning in the center of State Route 1012.

Containing 1.99 Acres.

## BRADFORD COUNTY LAW JOURNAL

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BEING the same premises which Gary Wickwire by Deed dated December 9, 2005 and recorded in the Official Records of Bradford County on December 12, 2005 as Instrument 200514463 granted and conveyed unto Theron G. Wickwire and Stacy L. Wickwire.

2760 Mercur Hill Road, Wysox, PA 18854.

Tax Parcel Number: 62-075.00-144-001.

Adam J. Friedman, Esq., Friedman Vartolo LLP, attorney for Plaintiff.

Judgment Amount: \$227,622.98.

Premise Being: 2760 Mercur Hill Road, Wysox, PA 18854.

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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF YURT SERIES IV TRUST v. THERON G. WICKWIRE; STACY L. WICKWIRE.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 5, 2022

Jan. 4, 11, 18

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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, January 26, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT certain lot, piece and parcel of land situate, lying and being in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point in the West line of River Street at its intersection with North line of Packer Avenue; thence westerly along the said north line of Packer Avenue, a distance of sixty-five (65) feet, to a corner in the east line of lands conveyed to Vincenzo Petropoli; thence northerly along the east line of lands of said Petropoli, now or formerly, a distance of fifty-eight (58) feet to a corner; thence easterly, parallel with the north line of Packer Avenue, a distance of sixty-five (65) feet to a corner in the west line of River Street; thence southerly along the west line of River Street aforesaid, a distance of fifty-eight (58) feet to the place of beginning.

BEING AND INTENDING to describe the same premises conveyed by John J. Fallenstein to Brittany L. Potter by deed dated June 24, 2011, and recorded July 5, 2011, in the office of the Recorder of Deeds as Instrument Number 201117657.

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. BRITTANY LEIGH POTTER. Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 5, 2022

Jan. 4, 11, 18

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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, January 26, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

## BRADFORD COUNTY LAW JOURNAL

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ALL THAT CERTAIN lot or piece of ground situate in the Borough of Sayre, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stake in the corner of Merrill, now Lincoln Street, and Elsbree Street; thence by the west line of Elsbree Street south four degrees fifty minutes west (S 4° 50' W) fifty (50) feet to the northeast corner of Lot #17; thence by the north line of said lot North eighty-one degrees west (N 81° W) one hundred thirty eight and five tenths (138.5) feet to the east line of the McDuffy land; thence by the east line of said McDuffy land and land of N. C. Harris north nine degrees fifty minutes east (N 9° 50' E) fifty (50) feet to a stake in the south line of Merrill, now Lincoln Street, and thence by the south line of said street eighty degrees fifty minutes east (80° 50' E) one hundred thirty-eight and five tenths (138.5) feet to the place of beginning.

BEING Lot No. 15 on the Elsbree plot recorded in the Book of Maps, page 13, etc.

CONTAINING 6,920 square feet of land more or less.

BEING AND INTENDING to describe the same premises conveyed to Colleen P. Marshall from Edna F. Marshall, widow, by Deed dated July 22, 2009, recorded July 23, 2009 to Bradford County Instrument Number 200915218.

BEING KNOWN AS: 102 ELSBREE STREET, SAYRE, PA 18840.

PROPERTY ID NUMBER: 36-020.23-177-000-000.

BEING THE SAME PREMISES WHICH COLLEEN P. MARSHALL, SINGLE BY DEED DATED 8/2/2017 AND RECORDED 8/4/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE , GRANTED AND CONVEYED UNTO CHRISTOPHER J. LERCHE, 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 PENNYMAC LOAN SERVICES vs. CHRISTOPHER LERCHE.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 5, 2022

Jan. 4, 11, 18

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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, January 26, 2022 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



## BRADFORD COUNTY LAW JOURNAL

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 CMC FUNDING, INC. v. SALLY J. WILDRICK.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 5, 2022

Jan. 4, 11, 18

### 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 26, 2022 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 East line of Hopkins Street at its intersection with the South line of Seneca Street and running thence southerly along the East line of Hopkins Street forty-five (45) feet to the North line of lands now or formerly of E. J. Madden; thence easterly at a right angle to Hopkins Street along the north land of said Madden property, now or formerly, one hundred (100) feet to a corner in the West line of lands of E. J. Madden, now or formerly; thence northerly and parallel with Hopkins Street along the West line of Madden property, now or formerly, forty-five (45) feet to a point in the South line of Seneca Street; thence westerly along the South line of Seneca Street one hundred (100) feet to the place of beginning.

Being the same property conveyed to Travis Ryan Wandell, single who acquired title by virtue of a deed from Eileen Graff,

## BRADFORD COUNTY LAW JOURNAL

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single, dated July 25, 2016, recorded July 28, 2016, at Instrument Number 201610526, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

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 MIDFIRST BANK v. TRAVIS RYAN WANDELL.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 5, 2022

Jan. 4, 11, 18

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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, January 26, 2022 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 Township of South Creek, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Pennsylvania State Highway No. 14 where the lands of William Gordon, now or formerly, meet to the north with lands of Elizabeth Congdon, now or formerly; thence along the centerline of State Highway No. 14, South 06° 00' 05" West 214.78 feet; thence North 87° 00' West 165 feet to a pin; thence North 06° 00' 05" East 221.19 feet to a pin; thence South 85° 07' 11" East 164.8

feet to the centerline of Pennsylvania State Highway No. 14 to the point and place of beginning.

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 KNOWN AS: 34959 Route 14 f/k/a Road 2 Box 31, Gillett, PA 16924.

PROPERTY ID: 4001600162000.

TITLE TO SAID PREMISES IS VESTED IN Kenneth E. Stone and Cheryl J. Stone, his wife by deed from Dorothy L. Stout, widow, by her attorneys in fact Sylvia J. Heasley, and Russell F. Stout dated 03/01/1991 recorded 03/05/1991 in Book No. 170 Page 228.

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 THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE, OF THE GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASS-THROUGH CERTIFICATES, SERIES 2000-4 vs. KENNETH E. STONE; CHERYL J. STONE a/k/a CHERYL J. STONE.  
Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 5, 2022

Jan. 4, 11, 18



## 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, January 26, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, situate in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Lot No. 1:

Beginning at a stake in the east line of Church Street, at the southeast corner of Lot No. 269;

Thence by the south line of said lot, South 75 degrees 15 minutes East, 175 feet to a northwest corner of Lot No. 261;

Thence by the west line of said lot, South 14 degrees 45 minutes West, 50 feet to the northeast corner of Lot No. 267;

Thence by the north line of said lot, North 75 degrees 15 minutes West, 175 feet to the east line of Church Street;

Thence North 14 degrees 45 minutes East, 50 feet to the place of beginning.

Being and intending to describe Lot No. 268 on Block No. 18 of the "Murray Plot".

Lot No. 2:

Beginning at a stake in the east line of Church Street at the Northwest corner of Lot No. 266;

Thence by the north line of said lot, South 75 degrees 15 minutes East, 175 feet to the southwest corner of Lot No. 262;

Thence by the west line of said lot, North 14 degrees 45 minutes East, 50 feet to the Southeast corner of Lot No. 268;

Thence by the south line of said lot, North 75 degrees 15 minutes West, 175 feet to the east line of Church Street;

Thence by the east line of Church Street, South 14 degrees 45 minutes West, 50 feet to the place of beginning.

Being Lot No. 267 on Block No. 18 of the "Murray Plot", as recorded in Bradford County, PA Book of Maps at Page 9, etc.

Town/City/Village: Athens.

County: Bradford.

Section—Block—Lot: 08-020.17-404.

BEING KNOWN AS: 708 CHURCH STREET, ATHENS, PA 18810.

BEING THE SAME PREMISES WHICH MARY E (KLINE) SHAY AND CARL E. SHAY, HER HUSBAND BY DEED DATED 4/10/1987 AND RECORDED 4/10/1987 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 51 AT PAGE 714, GRANTED AND CONVEYED UNTO MARY E. SHAY AND CARL E. SHAY, HER HUSBAND.

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 THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES 1 TRUST vs. THE UNKNOWN HEIRS OF MARY SHAY, SUZZANE KUYKENDALL KNOWN SURVIVOR OF MARY SHAY, CHARLES KLEIN KNOWN SURVIVOR OF MARY SHAY, DEBORAH SMITH KNOWN SURVIVOR OF MARY SHAY. Clinton J. Walters, Sheriff

Bradford County Sheriff's Office  
Towanda, PA

Jan. 5, 2022

Jan. 4, 11, 18