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**Bradford County Law Journal**

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Clare Printing

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By requirement of Law and Order of Court the BRADFORD COUNTY LAW JOURNAL is made the medium for the publication of all Legal Advertisements required to be made in the County of Bradford, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable Prot. against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Bradford County, and selected Opinions and Decisions of the Courts of Bradford County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Law Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:30 A.M. on the Monday preceding publication or in the event of a holiday on the preceding work day.

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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.

### SECOND PUBLICATION

#### **Vanderpoel, Sally Ann Fish**

Late of Monroe Township (died January 1, 2020)

Administrator: Anthony A. Vanderpoel, 13866 Route 220, Towanda, PA 18848  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

#### **Williams, Louise E.**

Late of Troy Township (died January 30, 2020)

Executor: Evan S. Williams, Jr., 1090 West Main Street, Troy, PA 16947  
Attorneys: Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

### THIRD PUBLICATION

#### **Detrick, Patricia M.**

Late of Wyalusing Township (died January 9, 2020)

Executrix: Megan R. Detrick 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

#### **Hakes, Jack W.**

Late of Bradford County

Executrix: Ovel M. Rankin 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

#### **McDonald, Lois P.**

Late of Bradford County

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

Attorneys: Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

#### **Shannon, Robert D.**

Late of Ulster Township (died January 5, 2020)

Executrix: Pamela Wilson, 25 Main Street, Lockwood, NY 14859

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

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### SHERIFF'S SALE

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By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, February 26, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL that certain lot situate, lying and being in the Township of Ridgebury, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road No. 865 (Rumsey Road), said point being the northeast corner of the

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lot herein described and being a common corner with the lands of Joseph Pruyne, the lands of Charles L. Morgan and the lands of Judy C. VanDyke; Thence South 05 degrees 55 minutes 00 seconds West 1341.00 feet along the line of the lands of Judy VanDyke, passing through a found iron pin at the side of the road to a found iron pin; Thence North 81 degrees 41 minutes 14 seconds West 363.98 feet along the line of lands of Judy VanDyke to an iron pin; Thence North 05 degrees 57 minutes 44 seconds East 1059.59 feet along the remaining lands of Harry E. and Julie Brelsford (Lot 2, 10.005 Acres), passing through an iron pin to a point in the centerline of T 865 (Rumsey Road); Thence North 59 degrees 39 minutes 00 seconds East 450.00 feet along the centerline of T 865 (Rumsey Road) to the place of beginning.

CONTAINING 10.007 Acres, more or less all of the above being more fully shown on survey plat R-76 as surveyed by Mill-Stone Surveying, October 10, 2007. Being a portion of Record Book 27 page 492.

INCLUDING all of oil, gas, mineral and other subsurface products or rights and the related rights-of-way and easements for this specific 10.007 acres of land that were the subject of an Action to Quiet Title filed at number 08QT000183 filed on March 14, 2008 against William W. Mish and Alvin D. Hershey, and their known and unknown heirs and assigns. Thence said final Judgment was entered on May 30, 2008.

The said parcel being conveyed is identified as Lot 3, and is an approved subdivision by the Bradford County Planning Commission file No. 2008-018 and approved on March 11, 2008.

TITLE TO SAID PREMISES IS VESTED IN ROCKY R. PORTER, SINGLE, by Deed from ROCKY R. PORTER, SINGLE AND SHILLEY L. PACK, FORMERLY, SHELLEY L. PORTER, MARRIED, Dated 05/15/2013, Recorded 06/19/2013, Instrument No. 201310779. Mortgagor ROCKY R. PORTER a/k/a ROCKY R.

PORTER, SR died on 04/08/2015, and ROCKY R. PORTER, JR was appointed Administrator/trix of his estate. Letters of Administration were granted to him on 06/17/2015 by the Register of Wills of BRADFORD COUNTY, No. 08-15-0194. Decedent's surviving heirs at law and next-of-kin are ROCKY R. PORTER, JR and ROBERT JOHN PORTER.

Tax Parcel: 30-018-00-030-001-000.

Premises Being: 1128 RUMSEY ROAD, SAYRE, PA 18840-9273.

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 CHEMUNG CANAL TRUST COMPANY vs. ROCKY R. PORTER, JR. IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ROCKY R. PORTER a/k/a ROCKY R. PORTER, SR. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROCKY R. PORTER, ROCKY R. PORTER, SR, DECEASED.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Feb. 5, 2020

Feb. 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

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Wednesday, February 26, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Sheshequin Township, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at the intersection of the center line of Township Road No. 685 and the common boundary line of the herein described premises and line of lands now or formerly of Thomas Bennett, being the southeastern corner of the herein described premises, thence along the center of Township Road No. 685, South 70° West 205 feet to a point; thence South 73° West 120 feet to a point; thence South 79° 30' West 400 feet to a point; thence North 16° East 342 feet through a pin on the north line of Township Road No. 685 to an iron pin; thence North 89° 30' East 700 feet to an iron pin; thence South 31° West 185 feet through an iron pin on the north line of Township Road No. 685 to the center line of said Township Road, the place of beginning.

GRANTOR GRANTS AND CONVEYS to the Grantee, his heirs and/or assigns all of their 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 minerals, and storing, handling, transporting and marketing the same therefrom.

Further, the Grantor grants and conveys to the Grantee, his heirs and/or assigns all their 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 This shall include an Oil & Gas Lease between Carl L. Ward and Chesapeake

Appalachia, LW, dated February 1, 2010 and recorded to Bradford County instrument Number 201110147.

UNDER AND SUBJECT to the ultimate width and 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 of rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

PARCEL: 38-060.00-083-000-000.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 493 West Warner Hill Road, Ulster, PA 18850.

BEING the same premises shown on survey map No. 6057 of George K. Jones, County Surveyor, dated December 15, 1966.

BEING THE SAME PREMISES which JDS Group Holdings, LLC, by Deed dated March 9, 2018 and recorded March 12, 2018 in the Office of the Recorder of Deeds in and for the County of Bradford, Pennsylvania as Instrument Number 201803525, granted and conveyed unto Brent A. Miller, single, 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 NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER vs. BRENT A. MILLER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Feb. 5, 2020

Feb. 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 Brad-

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ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, February 26, 2020 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 township of Athens, county of Bradford and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Sr 1043 Riverside drive in the center of a Sluice pipe; running thence the following courses and distances along the centerline of Sr 1043; south 37 degrees 50 minutes 22 seconds west 78.17 feet to a point; running thence south 34 degrees 49 minutes 49 seconds west 91.46 feet to a point; running thence south 29 degrees 18 minutes 55 seconds west 11.8 feet; running thence south 29 degrees 18 minutes 55 seconds west 64.59 feet to a point; south 27 degrees 32 minutes west 210.53 feet to a point for a corner, thence leaving the center line of Riverside drive Sr 1043 and along land of Stanley Janiak north 50 degrees west 270 feet plus or minus through two pins to a point in the low water line of the Susquehanna river; running thence north 42 degrees 24 minutes 21 seconds east 369.77 feet plus or minus along the approximate low water mark of the Susquehanna river to a point for a corner; running thence along other lands of George and Lola Bouse to be conveyed to Charles Chapman, Jr. the following courses and distances: South

23 degrees east 142.2 feet plus or minus to a pin for a corner; thence north 58 degrees 29 minutes 56 seconds east 155.62 feet through a pin to a point for a corner; running thence south 30 degrees 54 minutes 48 seconds east 8.09 feet to the point and place of beginning.

CONTAINING 1.68 acres for lot no. 1 and 6,442 square feet for lot no. 3 of said subdivision map performed by George K. Jones and associates, registered professional surveyors, dated February 1994 and revised March 1994, bearing no. 647-B.

TITLE TO SAID PREMISES IS VESTED IN Jane Van Hagen, single and Rita Maria Ebbinkhuysen, single, by Deed from Jane Van Hagen, single, Dated 07/14/2010, Recorded 08/03/2010, Instrument No. 201017936.

Tax Parcel: 09-020.04-010-000-000.

Premises Being: 11065 SHESHEQUIN ROAD, ATHENS, PA 18810-9338.

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

Seized and taken into execution at the suit of WELLS FARGO BANK vs. RITA MARIA EBBINKHUYSEN & JANE VAN HAGEN.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Feb. 5, 2020

Feb. 4, 11, 18