

BRADFORD COUNTY LAW JOURNAL

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

Birk, Donald B.

Late of Athens Borough (died March 9, 2023)

Executor: Jack Coates c/o Niemiec, Smith & Pelling, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pelling, 427 Main Street, Towanda, PA 18848

Rossi, Anthony, Jr.

Late of Litchfield Township

Administratrix: Wilhelmina House c/o Daniel D. Hill, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorneys: Daniel D. Hill, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

SECOND PUBLICATION

Farley, Marie E. a/k/a Marie Eileen Farley

Late of Canton Borough (died October 8, 2021)

Administrator: John J. Farley, 118 English Range Road, Derry, NH 03038

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

Keir, Gayle a/k/a Gayle L. Keir

Late of Sayre Borough (died January 14, 2023)

Co-Executrices: Sandra Walsh, 29 Watts St., Towanda, PA 18848 and Katherine Felt, 207 Roosevelt St., Sayre, PA 18840
Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Meyer, Edith L.

Late of 2839 Hoblet Rd., Columbia Crossroads (died January 19, 2023)

Executrix: Anastacea Jean Alexander, 412 South Main Street, Athens, PA 18810

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Moore, Edwin Raymond, Jr. a/k/a Edwin R. Moore

Late of Athens Township (died January 20, 2023)

Executrix: Darlene Covey, 1533 Bradley Road, Athens, PA 18810

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

Rickett, Dove a/k/a Dove A. Rickett

Late of Athens Township

Administrator: Scott A. Williams, 668 Lake Road, Laporte, PA 18626

Attorneys: Williams and Smay, 57 East Fourth Street, Williamsport, PA 17701

Sherlinski, Kevin F.

Late of 2087 Snyder Road, Ulster (died March 10, 2023)

Executor: Kevin Sherlinski, 105 Green Bank Way, Harleysville, PA 19438

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Taylor, Allen E. a/k/a Allen Eugene Taylor

Late of Canton Borough (died January 1, 2023)

Executor: Jeffrey A. Taylor, 2012 Mossburg Drive, Plano, TX 75023

BRADFORD COUNTY LAW JOURNAL

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

VanDuzer, Daniel R. a/k/a Daniel Van-Duzer

Late of Athens Borough (died February 3, 2023)

Executrix: Tandi Murphy, 33 Cadwell Avenue, Waverly, NY 14892

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

Williams, Floyd C.

Late of Sayre Borough (died February 6, 2023)

Executrix: Beth A. Ask a/k/a Beth A. Williams, 19 Buffalo St., Cogan Station, PA 17728

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

Wittig, Gloria J. a/k/a Gloria Jean Wittig

Late of Franklin Township (died September 20, 2022)

Executor: Charles P. Wittig, 175 Reds Road, Monroeeton, PA 18832

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

THIRD PUBLICATION

Beardslee, Bret A.

Late of Armenia Township (died December 17, 2022)

Co-Administrators: Dale E. Beardslee, 539 West Main Street, Troy, PA 16947 and Donna M. Hoffmann, 592 Hillcrest Drive, Towanda, PA 18848

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

Neuber, Lois Louise

Late of 3877 Sugar Hill Road, Sugar Run (died February 22, 2023)

Co-Executors: Wayne E. Neuber, 943 Woodland Lake Road, Rome, PA 18837 and David C. Neuber, 3877 Sugar Hill Road, Sugar Run, PA 18846

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Plouse, Vicki L.

Late of 995 Yale Road, Sayre (died January 27, 2023)

Executor: Michael R. Vedder, Sr., 987 Yale Road, Sayre, PA 18840

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Spengler, Vida P. a/k/a Vida Helen Place Spengler

Late of Towanda Borough (died March 2, 2023)

Co-Executors: Susan E. Spengler and Leslie A. Dunaiski c/o Niemiec, Smith and Pellingner, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith and Pellingner, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848

Woodward, Christine E.

Late of Troy Borough

Administrator: Mason S. Woodward, 428 Pinnacle Lane, Troy, PA 16947

Attorneys: Larry E. Coploff, Esquire, Coploff, Ryan & Houser, 136 East Water Street, Lock Haven, PA 17745

Worden, Michael F. a/k/a Michael Francis Worden a/k/a Michael Worden

Late of 25 Penny Lane, Athens (died December 3, 2021)

Co-Administrators: Judith E. Moore, 25 Penny Lane, Athens, PA 18810 and Mark A. Worden, 1274 Chenango Street, Binghamton, NY 13901

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

BRADFORD COUNTY LAW JOURNAL

CHANGE OF NAME
NOTICE

IN THE COURT OF COMMON PLEAS
OF BRADFORD COUNTY,
PENNSYLVANIA

NO. 2023IR0019

IN RE: NAME CHANGE OF
ZACKARY MICHAEL-ROBERT
SMITH

NOTICE IS HEREBY GIVEN that, on February 21, 2023, the petition of Zackary Michael-Robert Smith was filed in the above-named court, requesting an order to change the name of Zackary Michael-Robert Smith to Brasha Lorcan-Shae Smith.

The Court has fixed April 12, 2023 at 9:00 a.m. in Courtroom 1 of the Bradford County Courthouse, Towanda, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Apr. 11

MISCELLANEOUS
LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF BRADFORD COUNTY,
PENNSYLVANIA

No. 2023QT0001

CIVIL ACTION—QUIET TITLE

LINDA L. KEPNER, TRUSTEE OF
THE LINDA L. KEPNER REAL
ESTATE PROTECTOR TRUST

Plaintiff

v.

FRANCIANA TAYLOR, her unknown
heirs, successors and assigns

Defendants

IMPORTANT DEFAULT NOTICE

To: Franciana Taylor, her unknown heirs,
successors and assigns

DATE OF NOTICE: April 5, 2023.

YOU ARE IN DEFAULT BECAUSE
YOU HAVE FAILED TO TAKE ACTION
REQUIRED OF YOU IN THIS CASE.
UNLESS YOU ACT WITHIN TEN (10)
DAYS FROM THE DATE OF THIS
NOTICE, A JUDGMENT MAY BE EN-
TERED AGAINST YOU WITHOUT A
HEARING AND YOU MAY LOSE
YOUR PROPERTY OR OTHER IM-
PORTANT RIGHTS.

YOU SHOULD TAKE THIS NOTICE
TO A LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE FOLLOWING OFFICE TO FIND
OUT WHERE YOU CAN GET LEGAL
HELP.

Prothonotary’s Office
Bradford County Courthouse
301 Main Street
Towanda, PA 18848
Phone (570) 265-1705

Apr. 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, April 26, 2023 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 Wyalusing, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BRADFORD COUNTY LAW JOURNAL

Beginning at a point in the center line of Main Street, being in the center of a bridge crossing Billing Creek and being the most Northwesterly corner of the lot about to be described; thence along the center line of Main Street South 67 degrees 15 minutes East, 271.1 feet to a point for a corner; thence South 19 degrees West, 422 feet through a pin to the center of Wyalusing Creek, approximately 77 feet to a point for a corner opposite the mouth of Billings Creek; thence up the center line of Billings Creek, North 10 degrees West, approximately 144 feet to a point at an angle; thence North 2 degrees 15 minutes West, 383 feet still along the center line of Billings Creek to the place of beginning.

Containing 1.86 acres of land be the same more or less.

Excepting and reserving therefrom, however, a certain plot of land conveyed by Robert Kissell and Leatha Kissell, his wife, to Fred W. Sutton, et ux .. by Deed dated June 29, 1967 and recorded in Deed Book 583, Page 1004.

The foregoing premises are the subject of a Survey made after the said Lot was conveyed away, said Survey was made by George K. Jones, Surveyor, September 20, 1967, being No. 6440.

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 herein described or affecting the same as a matter of record.

Being the same property conveyed to Thomas E. Armitage and Betsy M. Armitage, husband and wife who acquired title by virtue of a deed from Wanda Sutton, single, dated August 13, 2010, recorded August 17, 2010, at Instrument Number 201019534, 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 LNV CORPORATION vs. THOMAS E. ARMITAGE, JR. a/k/a THOMAS E. ARMITAGE; BETSY M. ARMITAGE.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Apr. 26, 2023

Apr. 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, April 26, 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 in the Borough of Sayre, County of Bradford and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the east line of Wilbur Avenue distant 75 feet southerly from its intersection with the south line of Maple Street running thence easterly and at a right angle to Wilbur Avenue 115 feet to a corner; thence southerly and parallel with Wilbur Avenue 80 feet to a corner; thence westerly and at a right angle to Wilbur Avenue 115 feet to the east line of the same; thence northerly along said east line 80 feet to the place of beginning. PARCEL# 20.22-341-000-000.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 503 South Wilbur Avenue, Sayre, PA 18840.

BRADFORD COUNTY LAW JOURNAL

BEING THE SAME PREMISES which Peter J. Quattrini, Jr., Administrator of the Estate of Peter J. Quattrini, Sr. and Peter Joseph Quattrini, Jr., by Deed dated June 28, 2019 and recorded July 2, 2019 in the Office of the Recorder of Deeds in and for the County of Bradford, Pennsylvania in Instrument Number 201905829 granted and conveyed unto William Clark, II and Rebecca Clark, his wife, 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 vs. WILLIAM CLARK, II & REBECCA CLARK.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
Apr. 26, 2023

Apr. 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, April 26, 2023 at 10:00 o’clock in the forenoon the following described property to wit:

ALL THAT CERTAIN LOT, piece or parcel of land 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 River Street distance one hundred and three (103) feet Northerly from the North line of Packer Ave.; thence Easterly at a right angle to said River Street one hundred and

fifty feet (150) to a corner; thence Northerly on a line parallel with said River Street fifty (50) feet to a corner; thence Westerly at a right angle to said River Street one hundred and fifty (150) feet to the East line of same; thence Southerly along the East line of said River Street fifty (50) feet to the place of beginning, containing seventy-five hundred square feet of land more or less, and being lot 51 according to a map and survey made by Z.F. Walker, June 23, 1873, said map being duly recorded in the office of the Register and Recorder of Bradford County in Deed Book 144 at page 560.

BEING AND INTENDING to Mortgage the same premises conveyed to Adam Madigan, unmarried, by Deed from Scott S. Rosenberger and Carrie A. Rosenberger, husband and wife, said Deed intending to be recorded immediately prior hereto.

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 CITIZENS & NORTHERN BANK vs. ADAM MADIGAN.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
Apr. 26, 2023

Apr. 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, April 26, 2023 at 10:00 o’clock in the forenoon the following described property to wit:

BRADFORD COUNTY LAW JOURNAL

All those certain lots, pieces or parcels of land, lying and being in the Township of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1

LOT NO. 1: Beginning in the southwest corner of Lot No. 17 in the southeast corner of Lot No. 18 being hereby conveyed and running thence South 83 degrees 12 minutes 35 seconds West along the northerly line of a 50 foot right of way 100 feet to a point being the southeast corner of Lot No. 19: thence North 06 degrees 47 minutes 25 seconds West along the easterly line of Lot No. 19 a distance of 214.79 feet through an iron pin to the low water mark for a corner; thence North 79 degrees 37 minutes 19 seconds East 100.20 feet to the northwest corner of Lot No. 17 to a point for a corner; thence South 06 degrees 47 minutes 25 seconds East along the westerly line of Lot No. 17 a distance of 221.06 feet to the point and place of beginning.

Being and intending to describe Lot No. 18 of survey of L. L. Shaylor Associated dated October 10, 1972 and being subject to a certain Agreement regarding rights and restrictions recorded in Bradford County Deed Book 623 at Page 168.

LOT NO. 2: Beginning at a point in the north line of a 50 foot right of way at the southwest corner of Lot No. 16, thence along the north line of said right of way South 83 degrees 12 minutes 35 seconds West a distance of 100 feet to a point in the southeast corner of Lot No. 18; thence along the east line of Lot No. 18 North 06 degrees 47 minutes 25 seconds West a distance of 221.06 feet to a point in the low water mark of Lake Macham; thence along said low water mark North 81 degrees 54 minutes 34 seconds East a dis-

tance of 100.03 feet to a point at the northwest corner of Lot No. 16; thence along the west line of Lot No. 16 South 06 degrees 47 minutes 25 seconds East a distance of 223.33 feet to the point and place of beginning.

Being and intending to described Lot No. 17 of the Lake Macham Subdivision as shown on survey prepared by L. L. Shaylor and Associates dated October 10, 1972.

Under and Subject to a certain Agreement regarding rights and restrictions recorded in Bradford County Deed Book 623 at Page 168, the provisions of which are referred to herein by reference.

PARCEL NO. 2

Beginning at a point in the north line of a roadway, said point being located at the southwest corner of Lot No. 18; thence along the north line of the road a distance of 100 feet to a point, being the southeast corner of Lot No. 20; thence along the east line of Lot No. 20 North 06 degrees 47 minutes 25 seconds West a distance of 210.79 feet to a point in the low water mark of Lake Macham; thence along said low water mark North 80 degrees 55 minutes 09 seconds East a distance of 100.08 feet to a point, being the northwest corner of Lot 18; thence along the west line of Lot No. 18 South 06 degrees 47 minutes 25 seconds East a distance of 214.79 feet to the point and place of beginning.

Being Lot No. 19 of the Lake Macham Subdivision as shown on survey of L. L. Shaylor and Associates dated October 10, 1972. Under and Subject to a certain Agreement regarding Rights and Restrictions recorded in Bradford County Deed Book 623 at Page 168, the provisions of which are incorporated herein by reference.

BRADFORD COUNTY LAW JOURNAL

BEING AND INTENDING to describe the same premises conveyed from NORMAN HELMSTETTER and KATHLEEN HELMSTETTER, Trustees of the Helmstetter Family Trust to NORMAN HELMSTETTER and KATHLEEN HELMSTETTER, husband and wife by deed dated October 5, 2017 and recorded October 10, 2017 to Bradford County Recorder's Office Instrument Number 201717690.

BEING KNOWN AS: 358 BLACK BEAR LANE, ATHENS, PA 18810.

PROPERTY ID NUMBER: 09-032.01-023-000.

BEING THE SAME PREMISES WHICH NORMAN HELMSTETTER AND KATHLEEN HELMSTETTER, HUSBAND AND WIFE BY DEED

DATED 8/5/2019 AND RECORDED 8/16/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201907458, GRANTED AND CONVEYED UNTO JARED SMITH, 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. JARED SMITH.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Apr. 26, 2023

Apr. 4, 11, 18