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**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.

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## BRADFORD COUNTY LAW JOURNAL

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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

##### **Balcomb, Sara E.**

Late of Bradford County  
Executrix: Sheryl Balcomb 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

##### **Baldyga, Genevieve**

Late of Wyalusing Township (died September 8, 2015)  
Administratrix: Andrea Baldyga, 235 State Street, #412, Springfield, MA 01103  
Attorney: Frederick C. Luther, Esquire, 441 Broad Street, P.O. Box 31, Waverly, NY 14892

##### **Eighmey, LaVerne**

Late of Columbia Township (died July 4, 2015)  
Executrix: Roseanna J. Morgan c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840  
Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

##### **Geisler, Elizabeth D.**

Late of Columbia Township (died August 17, 2015)  
Co-Executors: Kenneth J. Geisler, 95 Geisler Lane, Columbia Cross Roads, PA 16914 and Larry B. Geisler, 639 Lookout Road, Columbia Cross Roads, PA 16914  
Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Hollenback, Veronica M.**

Late of Bradford County  
Executors: Thomas E. Hollenback and Theresa A. Chila c/o Ray DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848  
Attorneys: Ray DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

##### **Mingos, Nancy Lee a/k/a Nancy Lee Butters Mingos**

Late of Franklin Township (died July 19, 2015)  
Administratrix: Roxanne Chamberlain, 1233 Bungy Road, Mansfield, PA 16933  
Attorneys: Evan S. Williams, Jr., Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Patterson, Barbara M.**

Late of North Towanda Township (died September 17, 2015)  
Co-Executors: Charles W. Patterson, 8590 Route 187, Sugar Run, PA 18846 and John F. Patterson, 18550 Quince Rd., Fort Myers, FL 33967  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

##### **Powell, Ronald**

Late of Bradford County  
Administratrix: Dawn L. Powell c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

### **Renstrom, Penny K.**

Late of Canton Borough (died August 29, 2015)

Executrix: Betsy Smith, 1207 Hill Top Road, Williamsport, PA 17701

Attorneys: Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

### **SECOND PUBLICATION**

### **Johnson, Roger S.**

Late of Athens Borough (died August 26, 2015)

Administratrix: Marsha J. Stoddard, 1182 Grant Hill Rd., Sugar Run, PA 18846

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

### **THIRD PUBLICATION**

### **Allis, Larry Martin a/k/a Larry M. Allis a/k/a L.M. Allis**

Late of Wyalusing Borough (died August 1, 2015)

Administratrix: Julia P. Allis, 117 Winchester Dr., Liverpool, NY 13088

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

### **Cronrath, Mildred M.**

Late of Tuscarora Township (died August 11, 2015)

Co-Executrices: Donna Waldenberger, 2189 Elk Lake Rd., Montrose, PA 18801 and Shirley DeVoll, 3326 Little Rd., Perkiomenville, PA 18074

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

### **Ross, Michael T.**

Late of Sayre

Administratrix: Debra M. Campbell, 338 W. Bald Eagle Street, Lock Haven, PA 17745

Attorneys: Stuart L. Hall, Esquire, Hall & Lindsay, P.C., 138 East Water Street, Lock Haven, PA 17745, (570) 748-4802

### **MISCELLANEOUS LEGAL NOTICE**

The consolidated return of the 2013 Bradford County Upset Tax Sale held September 14, 2015 and continued to and held on September 28, 2015, has been presented to the Bradford County Court of Common Pleas and confirmed nisi on September 29, 2015. Objections and exceptions thereto may be filed by any owner or lien creditor within thirty (30) days from this date or the return will be confirmed absolute.

Becky Clark, Director  
Bradford County Tax Claim Bureau

Oct. 6

### **NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that on January 13, 2015 Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose to establish a Tourism Promotion Agency to foster economic development opportunity and promote travel and tourism, and to receive grants for Bradford County. The name of the Corporation is:

#### **BRADFORD COUNTY TOURISM PROMOTION AGENCY**

And the location where said business is and will be operated is: 301 Main Street, Towanda, PA 18848. The names of the incorporators are: Douglas E. McLinko, Daryl L. Miller and Paul E. Bustin. The description of the business activity is: to foster economic development opportunity and promote travel and tourism, and to receive grants for Bradford County, Commonwealth of Pennsylvania.

#### **FOSTER LAW OFFICE**

303 South Keystone Avenue  
Sayre, PA 18840  
(570) 888-1529

Oct. 6

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### MISCELLANEOUS LEGAL NOTICE

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IN THE COURT OF COMMON  
PLEAS OF BRADFORD COUNTY,  
PENNSYLVANIA  
No. 2015IR0050-0000

IN RE: APPLICATION FOR  
PRIVATE DETECTIVE AND  
SECURITY PROFESSIONAL ON  
BEHALF OF JOHN W. STROZYK  
NOTICE OF INTENTION TO  
APPLY FOR PRIVATE  
DETECTIVE & PROFESSIONAL  
SECURITY LICENSES

NOTICE IS HEREBY GIVEN that John W. Strozyk of 6575 Southside Rd., Canton, PA 17724, has filed an Application to secure a detective and security license which detective and security license shall be carried on at the Petitioner's place of business at 6575 Southside Rd., Canton, PA 17724.

A Hearing has been scheduled by the Court in reference to said Application on October 27, 2015 at 8:30 a.m. in Courtroom #1 of the Bradford County Courthouse, Towanda, Pennsylvania, at which time all persons shall be heard on said Application.

Sept. 29; Oct. 6, 13

### 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, October 28, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

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

Parcel No. 1: Beginning at a point in the center of Canton Street in the Borough of

Troy, said point being the northeast corner of lands now or formerly owned by Daisy V. Parson and the southeast corner of lands herein conveyed; thence north 82 degs. west along line of lands of said Daisy V. Parson, now or formerly, a distance of 257.95 feet to an iron pin for a corner; thence north 08 degs. east 85 feet to an iron pin for a corner; thence south 82 degs. east a distance of 261.25 feet to a point in the center of Canton Street, being the northeast corner of lands herein conveyed; thence south 10 degs. 45' west along the center of said Canton Street approximately 87 feet to the place of beginning. Including an 8 room brick house situate thereon. Subject to the condition and provision that no building is to be built nearer to the street than the east lines of the residence now or formerly owned by Daisy V. Parsons and the brick house situate on the lot herein conveyed.

Parcel No. 2: Beginning at an iron pin that is in the southwest corner of lands of Roy S. Stuckless et ux., now or formerly, and which iron pin is located 355 feet from the centerline of Canton Street in a westerly direction; thence easterly along lands now or formerly of Daisy V. Parsons to another iron pin set in a marker for a corner; thence north 08 degs. east 135 feet along lands of Frederick Hanes, now or formerly, to an iron pin for a corner which is the northwest corner of the lands of Frederick Hanes, now or formerly; thence north 82 degs. west to a point on the line of lands of Harry Crumbling, now or formerly; thence in a southerly direction along the lands of Harry Crumbling, now or formerly, to the point and place of beginning. Subject, however, that the hereby granted lot or piece of ground and the buildings now thereon erected and any which may hereafter be erected shall be and remain subject to the following conditions and restrictions: that no building on said lot or hereafter erected shall be erected for or used or occupied as a public garage, gasoline filling station, manufacturing establishment or be used for any purpose or purposes than

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that of a private dwelling or dwellings with private garage or garages. The building line is already established by the erection of the houses so many feet back from chestnut and canton street will be respected and no building shall be erected closer to the highway than those already erected.

Parcel Number(S): 52-068-03-008-000-000.

Title to said Premises vested in Wayne J. Beck by Deed from Todd M. Driehorst and Bobbi Jo Driehorst, his wife dated 11/20/2008 and recorded 11/25/2008 in the Bradford County Recorder of Deeds in Instrument No. 200820286.

Being known as 417 Canton Street f/k/a 226 Canton Street, Troy, PA 16947.

Tax Parcel Number: 52-068.03-008.

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 CITI MORTGAGE vs. WAYNE BECK.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
October 7, 2015

Oct. 6, 13, 20

### 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, October 28, 2015 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 Canton, County of Bradford and Com-

monwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the centerline of Township Route T-300, known as Brague Road, the point where the Southwesternmost corner of the lands herein described and the Southerstemmost corner of Lot 5 of the Chesterfield Estates Subdivision come together; thence along line of Lot 5 of the said subdivision North 36° 24' 25" East 139.94 feet through a pin set near the edge of the roadway to a pin marking the Northwesternmost corner of the lands herein described, the point where Lots 48, 47, 46 and 5 of the said subdivision come together; thence, along line of Lot 47, South 57° 49' 46" East 237.35 feet, through pins marking the Westernmost edge and the Easternmost edge of Spring Lane, to a pin marking the Northeasternmost corner of the lands herein described, the point where Lots 45, 49 and 48 of the said subdivision come together; thence, along line of Lot 49 South 60° 48' 10" West 191.66 feet through a pin set near the edge of the roadway to a point on the centerline of Brague Road, the point where lands of the Grantors and lands now or formerly of Roger C. Graham, Jr. come together; thence, along the centerline of Brague Road the following courses and distances: North 44° 22' 24" West 29.94 feet; North 46° 21' 04" West 49.64 feet and North 49° 13' 19" West 78.98 feet to a point, the place of beginning.

CONTAINING 30,763.18 square feet, more or less.

Title to said premises is vested in David Waller, by Deed from Stephen L. Twigg, By His Attorney-In-Fact Kimberly R. Twigg and Kimberly R. Twigg, His Wife dated November 4, 2005 and recorded January 9, 2006 in Instrument Number 200600312.

The said David Waller died on July 31, 2010, thereby vesting title in Unknown Surviving Heirs of David Waller, Deceased Mortgagor and Real Owner, Anna S. Waller, Known Surviving Heir of David Waller,

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Deceased Mortgagor and Real Owner, David B. Waller, David Bruce Waller, Known Surviving Heir of David Waller, Deceased Mortgagor and Real Owner, and Jessica C. Waller, Known Surviving Heir of David Waller, Deceased Mortgagor and Real Owner, by Operation of Law.

UNDER AND SUBJECT to the ultimate width or right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not on record, as well as to any and all easements of rights-of-way visible upon the said premises hereby conveyed of affecting the same as a matter of record.

Being known as: 82 SPRING LANE, CANTON, PENNSYLVANIA 17724.

PARCEL ID: 16-117.03-015-000-000.

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 LSF8 MASTER PARTICIPATION vs. ANNA WALLER ET AL., UNKNOWN SURVIVING HEIRS OF DAVID WALLER ET AL.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
October 7, 2015

Oct. 6, 13, 20

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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, October 28, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

### LEGAL DESCRIPTION

ALL THAT TRACT parcel or lot of land, situate in the Borough of Towanda, County of Bradford and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the south side of Lombard Street in said borough, thence by lot formerly of E. Walker and now or formerly of Earl E. Fitch South 4.75° West one hundred twenty-four and one-half feet to an alley; thence along said alley North 87.75° East fifty-nine and two-tenths feet; thence by lot formerly of D. Butten and now or formerly of Mrs. Mary Carroll North 4.75° East one hundred twenty-four and one-half feet to Lombard Street and thence along Lombard Street South 87.75° West fifty-nine and one-tenth feet to the place of beginning.

BEING the same premises conveyed by deed of Donald J. Burchill to Barry Priest and Lana J. Priest, his wife, dated April 30, 2002, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, on May 13, 2002, to Bradford County Instrument Number 200206019.

Bradford County Assessment Number: 48-086.04-112-000-000.

Street Address: 109 Lombard Street, Towanda, Pennsylvania 18848.

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 COMMUNITY BANK vs. BARRY PRIEST AND LANA PRIEST.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
October 7, 2015

Oct. 6, 13, 20

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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, October 28, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

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

BEGINNING at a point for a corner in or near the center of the intersection of State Highway No. 08091 with Township Road No. 902, said point marking the Northwest corner of the parcel of land about to be described, the Northeast corner of other lands of Grantor herein, now or formerly, the Southeast corner of lands of Martin Mills, now or formerly, and the Southwest corner of lands of Homer Hicks, now or formerly; proceeding thence through a pin situate in the Easterly edge of said intersection and thence partially along a hedgerow in the Southwest line of said Homer Hicks, now or formerly, South 37 degrees 03 minutes 03 seconds East 933.02 feet to a pin for a corner marking a Northeast corner of the within described parcel of land and an interior angle of lands of Homer Hicks, now or formerly; proceeding thence along a Northwest line of said Hicks, South 50 degrees 32 minutes 07 seconds West 216.76 feet to a pin marking an interior angle of the within described parcel of land and a Southwest corner of said Homer Hicks, now or formerly; proceeding thence along a Southwest line of said Homer Hicks, now or formerly, South 18 degrees 42 minutes 53 seconds East 112 feet to a pin, South 49 degrees 16 minutes 53 seconds East 185.1 feet and South 58 degrees 42 minutes 53 seconds East 186.37 feet to a

pin for a corner marking a Northeast corner of the within described parcel of land, the Southeast corner of said Homer Hicks, now or formerly, and being in a Northwest line of lands of Aline Cook, now or formerly, proceeding thence along a meandering fence line in the Northwest line of said Aline Cook now or formerly, South 53 degrees 47 minutes 53 seconds West 345 feet to a pin for a corner marking the Southeast corner of the within described parcel of land and a Northeast corner of other lands of Grantor herein, now or formerly; proceeding thence along a Northeast line of other lands of Grantor herein, now or formerly, North 43 degrees 06 minutes 20 seconds West 1006.8 feet through a pin situate on the Easterly or Southeasterly side of State Highway No. 08091 to a point in or near the center thereof for a corner marking the Southwest corner of the within described parcel of land and an interior angle of other lands for Grantor herein, now or formerly; proceeding thence along the course of said State Highway, in or near the center thereof, North 24 degrees 01 minute 43 seconds East 40 feet to a point, North 20 degrees 17 minutes 33 seconds East 329.61 feet to a point, and North 17 degrees 46 minutes 15 seconds East 345.54 feet to a point for a corner, in or near the center of the intersection of said State Highway with Township Road No. 902 aforesaid, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lyall Hoffmire, single, by Deed from Estate of Patricia A. Hoffmire, by Jared Hoffmire, administrator, dated 08/20/2010, recorded 09/28/2010 in Instrument Number 201023376.

Tax Parcel: 56/038.00/032/000/000.

Premises Being: RR 2 Box 264B a/k/a 4120 Sugar Cabin Road, Rome, PA 18837-8257.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty



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(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 OCWEN LOAN SERVICES vs. LYALL HOFFMIRE.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
October 7, 2015

Oct. 6, 13, 20