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**Bradford County Law Journal**

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Published every Tuesday by

Clare Printing

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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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		Jennings v. Jennings	2014FC0035
		Ravert v. Gardner	2014FC0061
1:00 pm	Pet. for Mod. of Supt.	Brock v. Taber	1994FC0476
1:45 pm		Bride v. Landmesser	2013FC0701
2:30 pm	Pet. for Supt.	Sallade-Conrad v. McGuire	2013FC0700
3:15 pm	Pet. to Term. Supt.	Harrigan v. VanDyke	2007FC0676
<b>Wednesday, February 26</b>			
9:15 am	Pet. for Supt.	May v. Heskell	2013FC0475
10:00 am		Salsman v. Johnson	2013FC0683
10:45 am		Wolfe v. Labor	2013FC0227
11:15 am	Pet. for Mod. of Supt.	Brad. Co. CYS v. Allen	2003FC0905
1:00 pm	Pet. for Supt.	Brad. Co. CYS v. Naylor	2013FC0679
2:30 pm		Bostwick v. Bostwick	2013FC0444
3:15 pm	Pet. to Term. Supt.	Wagner v. Wagner	2012FC0544
<b>Thursday, February 27</b>			
8:30 am	Prelim. Cust. Conf.	Conrad v. Garcia	2010FC0211
9:00 am		Selfridge v. Heasley	2011FC0486
9:30 am		Greene v. Higley	2014FC0041
10:00 am		Miller v. Devine	2003FC0084
10:30 am		Ackley v. Ackley	2011FC0489
11:00 am		Sorensen v. Thomas	2012FC0264
11:30 am		Johnson v. Kerver	2011FC0593
1:00 pm	Pet. for Supt.	Brad. Co. CYS v. Deloach	2013FC0653
1:45 pm		Brad. Co. CYS v. Deloach	2013FC0654
2:30 pm	Pet. for Mod. of Supt.	Gray v. Gray	2006FC0614
3:15 pm	Pet. to Term. Supt.	Barton v. Talada	2009FC0207
<b>Special Hearing Master Richard William McCoy</b>			
<b>Friday, February 28</b>			
8:30 am	Pet. for Mod. of Supt.	Brad. Co. CYS v. Ellsworth	2000FC0273
	Supt. Contempt Hrng.	Rought v. Carey	2002FC0852
		Gaitings v. Gaitings	2003FC0734
		Hottle v. Hottle	2004FC0727
9:00 am	Pet. for Mod. of Supt.	Brad. Co. CYS v. Schrader	1999FC0106
9:30 am		Lewis v. Lewis	2011FC0331
10:00 am		Brad. Co. CYS v. Blake	2013FC0079
10:30 am		Funaro v. Mincher	2009FC0125
11:00 am	Pet. for Supt.	Brad. Co. CYS v. Gleason	2005FC0682
11:30 am		Hogan v. Kizer	2013FC0671
1:00 pm	Pet. for Mod. of Supt.	Brad. Co. CYS v. Place	2012FC0294
1:30 pm		Wheeler v. Place	2013FC0527
2:00 pm	Pet. for Supt.	Brad. Co. CYS v. Jennings	2014FC0003
2:30 pm		Brad. Co. CYS v. Jennings	2014FC0002
3:00 pm	Pet. for Mod. of Supt.	Kerrick v. Springstead	2002FC0991
3:30 pm	Pet. to Term. Supt.	Benson v. Dodge	2011FC0217

**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**

**Bender, Frank**

Late of Bradford County  
Executor: John Bender c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848  
Attorneys: Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

**Bloss, Ruth M.**

Late of Sayre Borough (died January 6, 2014)  
Executor: Stephen R. Bloss, 115 N. Hopkins Street, Sayre, PA 18840  
Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

**Campbell, Mary K.**

Late of Wyalusing (died January 14, 2014)  
Executrix: Terry A. Campbell, 4659 State Route 87, Mehoopany, PA 18629  
Attorneys: Lester L. Greevy, Jr., Esquire, Greevy & Associates, 5741 State Route 87, Williamsport, PA 17701

**Lambert, Harold A. a/k/a Harold Anthony Lambert**

Late of Sayre Borough (died December 13, 2013)

Executrix: Janet E. Lambert, 45 Lafayette Street, South Waverly, PA 18840  
Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office, 180 North Elmira Street, Athens, PA 18810

**Olmstead, Carl M.**

Late of Ulster Township (died February 4, 2006)  
Executrix: Sandra K. Olmstead, 2617 Cash Creek Road, Ulster, PA 18850  
Attorneys: Law Offices of van der Hiel, Chappell & Loomis, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

**Quattrini, James R.**

Late of the Borough of Sayre (died June 8, 2013)  
Executor: John Quattrini c/o Ryan M. Mead, Esquire, Hinman, Howard & Kattell, LLP, 80 Exchange Street, P.O. Box 5250, Binghamton, NY 13902  
Attorneys: Ryan M. Mead, Esquire, Hinman, Howard & Kattell, LLP, 80 Exchange Street, P.O. Box 5250, Binghamton, NY 13902

**SECOND PUBLICATION**

**Heaton, Herbert**

Late of Troy Township (died August 12, 2013)  
Co-Executors: John Heaton and Paul Heaton c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848  
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

**Ottaviani, Richard, Jr.**

Late of the Borough of Wyalusing (died October 2, 2013)  
Administrator: Isaac Ottaviani c/o Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640  
Attorneys: Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

**Shaffer, Delmar R.**

Late of North Towanda Township (died January 22, 2014)

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Delmar R. Shaffer Irrevocable Grantor Trust Dated September 24, 2010  
Executor/Trustee: Keith G. Kinsman c/o Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

### THIRD PUBLICATION

#### **Boose, Rachel Faye**

Late of Smithfield Township (died December 20, 2013)  
Executor: Leslie Jennings c/o Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840  
Attorney: Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840, (570) 888-9629

#### **Halstead, Mickey a/k/a Minnie Halstead a/k/a Minnie R. Halstead**

Late of Ridgebury Township (died October 25, 2013)  
Co-Executrices: Kathleen Schrader, 2394 Centerville Road, Gillett, PA 16925 and Patricia Anthony, 14678 Berwick Turnpike, Gillett, PA 16925  
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

#### **Hauser, Clara U.**

Late of Towanda Borough (died October 31, 2013)  
Administrator DBNCTA: Donn Hauser c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848  
Attorneys: Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

#### **Kimble, Margaret L.**

Late of Wilmot Township (died November 26, 2013)  
Administrator: Elton K. Salsman c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

#### **Salisbury, Lois C.**

Late of Smithfield Township (died January 7, 2014)  
Executrix: Gayle L. Burkett, 412 Reber Road, Ulster, PA 18850  
Attorney: Susan E. Hartley, Esquire, 320 South Main Street, Athens, PA 18810

#### **Wheeler, Loretta**

Late of Bradford County  
Co-Administrators: Daniel Merle Abell, Jr. and Raeanna Abell Brandes c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848  
Attorneys: Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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### REGISTER'S NOTICE

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0810-0090 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF JAMIE TAYLOR CAMPBELL, Executor of the Estate of Bonnie K. Campbell, late of Ulster Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 25th day of February, 2014.

Shirley Rockefeller  
Register of Wills

Feb. 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, February 26, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

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### LEGAL DESCRIPTION

All that certain lot of land, together with improvements thereon, in Towanda Borough, Bradford County, Pennsylvania, bounded and described as follows:

Beginning at a pin situate in the west line of Fourth Street and marking the southeast corner of lands now or late of Jack L. Remsnyder and the northeast corner of the lot herein conveyed; thence along the west line of Fourth Street, South 7 degrees 30 minutes East (erroneously West in previous deed) 185.6 feet to a point in the northerly line of 30 foot wide alley running east and west; thence along the northerly line of said 30 foot wide alley, North 85 degrees 30 minutes West 158.99 feet, crossing a 12 foot wide alley which runs north and south, to a point in the easterly line of lands now or late of John M. Demangone; thence along the westerly line of said 12 foot wide alley and also being along the easterly line of lands now or late of said Demangone and lands now or late of George V. Karschner, North 7 degrees 30 minutes West 190.1 feet to a pin situate in the southerly line of lands now or late of said Remsnyder and marking the northeast corner of lands now or late of said Karschner and the northwest corner of the lot herein conveyed; thence along the southerly line of lands of said Remsnyder, South 82 degrees 30 minutes East 159 feet, recrossing said 12 foot wide alley, to the point and place of beginning.

Being and Intending to described lot nos. 5, 6, 7 and unnumbered lot in Block 4 of Elliott's Addition of Towanda as per map by William Morgan made in 1871 and recorded in Bradford County Deed Book 112 at page 6, together with the 12 foot wide alley as shown on said plot.

Subject, however, to public and private rights in and to said 12 foot wide alley.

The herein Grantor releases and quit-claims unto the herein Grantees, his heirs and assigns, all her right, title and interest, if any,

in and to the following described lot or strip of land which adjoins the above described lot on the south:

Beginning at a point in the westerly line of Fourth Street at the southeast corner of the lot first herein described; thence along the westerly line of Fourth Street, extending southerly for a distance of 30 feet to a point in the Towanda Borough-Township line; thence along said Borough-Township line in a westerly direction for a distance of 158.99 feet to a pin marking the southeast corner of lands now or late of John M. Demangone; thence along the easterly line of lands of said Demangone in a northerly direction for a distance of 30 feet to the southwest corner of the lot first herein described; thence along the southerly line of the first herein described lot in an easterly direction 158.99 feet to the point and place of beginning.

Being and Intending to describe a portion of a 30 foot wide alley which adjoins the lands described first herein on the south, as shown on Survey No. 2210 made by George K. Jones, County Surveyor, May 3, 1952 and also shown on plot of Elliott's Addition to Towanda, recited above. The lands described herein, which lie within the beds of the 12 foot wide alley and the 30 foot wide alley have not been used nor dedicated as public or private streets or alleys, but on the contrary have been used and occupied as cartilage appurtenant to the dwelling for a period of more than 21 years. Subject however to any rights of third parties in and to said 30 foot wide strip of land.

TITLE TO SAID PREMISES IS VESTED IN Charles A. Giza, Jr., married, by Deed from Bonnie R. Archer, single, dated 10/02/2007, recorded 10/03/2007 in Instrument Number 200711442.

Tax Parcel: 47-086.06-168.

Premises Being: 808 SOUTH 4TH STREET, TOWANDA, PA 18848-1026.

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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 FLAGSTAR BANK vs. CHARLES GIZA, JR.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

February 5, 2014

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 Wednesday, February 26, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a pin for a corner marking the Southwest corner of the parcel of land about to be described, an interior angle of other lands of the Grantors herein and being also in the South edge of Easterly end of the below recited right-of-way, said pin being situate south 04° 20' 02" East 25 feet from the point marking the East end of the below described right-of-way and easement; Proceeding thence through the width of the Easterly end of said right-of-way and along an East line of other lands of the Grantors herein North 04° 20' 02" West 215 feet to a pin for a corner marking the Northwest corner of the within described parcel of land

and another interior angle of other lands of the Grantors herein; proceeding thence along a South line of other lands of the Grantors herein North 82° 34' 10" East 395.76 feet to a pin for a corner marking the Northeast corner of the within described parcel of land and another interior angle of other lands of the Grantors herein; proceeding thence along a West line of other lands of the Grantors herein south 04° 08' 43" East 222.72 feet through the point marking the center line of the Easterly edge of the extension of the below recited right-of-way as it extends across the herein described parcel of land to a pin marking the Southeast corner of the within described parcel of land, an interior angle of other lands of the Grantors herein and the Southeast corner of the Easterly extension of said right-of-way through the within described parcel of land; proceeding thence along a hedgerow marking a North line of other lands of the Grantors herein and South edge the below recited right-of-way south 83° 40' 56" West 394.68 feet to a pin for a corner, the place of beginning.

CONTAINING 1.98 acres of land, more or less, as per plat of Parcel No. 2 of Survey No. 11318 by George K. Jones and Associates dated July 1995. Said survey was approved as a subdivison by the Bradford County Planning Commission on January 2, 1996 and was recorded in the Office of the Register and Recorder of Bradford County on January 5, 1996 to Map 4935, Drawer 32, Map 73.

BEING KNOWN AS: HC 34 Box 7B n/k/a 233 Roberts Road, Warren Center, PA 18851.

PROPERTY ID NO.: 56-052.00-055-002.

TITLE TO SAID PREMISES IS VESTED IN THOMAS ROBERTS BY DEED FROM THOMAS ROBERTS AND MICHELLE A. ROBERTS, HIS WIFE DATED 06/11/2012 RECORDED

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06/15/2012 IN DEED BOOK Instrument #201213614.

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 PNC BANK vs. MICHELLE ROBERTS & THOMAS ROBERTS.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 5, 2014

Feb. 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, February 26, 2014 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 Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the row of maple trees on the South side of Towanda Street 413 feet from the Borough line and 120 feet from the Northeast corner of a lot sold to E. W. Cole; thence North 76° 96 feet along line of said trees; thence South 4 3/4°

West 178 feet along a street to be opened, fifty feet wide; thence South 76° 40 feet parallel to above first line; thence North 14° West 169 feet parallel to Cole's East line to place of beginning.

CONTAINING 11,492 square feet of land, be the same more or less.

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: 112 EAST MAIN STREET n/k/a 360 EAST MAIN STREET, CANTON, PENNSYLVANIA 17724.

Title to said premises is vested in Derrick S. Rieco and Margaret Rieco, his wife by deed from Nickolas A. Pomarico and Kimberly A. Pomarico, his wife dated June 8, 2007 and recorded June 28, 2007 in Deed Instrument #200706902.

PARCEL ID: 15-105.04-220-000-000.

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 NATIONSTAR MORTGAGE vs. DERRICK RIECO & MARGARET RIECO.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 5, 2014

Feb. 4, 11, 18