

Bradford County Law Journal

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Towanda, PA Tuesday, April 8, 2014

No. 9



The Court:

The Honorable Maureen T. Beirne, President Judge

Editors:

Albert C. Ondrey, Esquire, Chairman

Daniel J. Barrett, Esquire

Deborah Barr, Esquire

Frances W. Crouse, Esquire

Bradford County Law Journal

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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 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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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

Bice, Audrey J.

Late of Herrick Township (died February 24, 2014)

Executrix: Alice-Rae Clock 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

Durley, Gladys B.

Late of Rome Township (died March 10, 2014)

Executor: Theodore B. Durley 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

Harding, Donna L.

Late of Rome Township (died January 19, 2014)

Executor: Lyle W. Harding, 49 Franklin Rd., Wysox, PA 18854

Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

SECOND PUBLICATION

Chilson, Harry, Jr.

Late of Towanda (died February 13, 2014)

Executrix: Beverly Dunn c/o Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848

Attorney: Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848, (570) 265-4492

Eick, Evelyn F.

Late of Bradford County

Co-Executors: Melissa Hance and Joseph D. Hance 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

THIRD PUBLICATION

Corl, Gordon R.

Late of 161 Beaver Pond Road, Athens (died February 14, 2014)

Administratrix: Lori Cerio, 161 Beaver Pond Road, Athens, PA 18810

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, Post Office Box 309, Athens, PA 18810

Rogers, Scott S. a/k/a Scott Steven Rogers

Late of Troy Township (died February 24, 2014)

Executrix: Patricia A. Rogers, 6093 Fallbrook Road, Troy, PA 16947

Attorneys: Evan S. Williams, III, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Zambri, Nancy L.

Late of Towanda (died February 16, 2014)

Executor: Tony L. Zambri c/o Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848

Attorney: Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848, (570) 265-4492

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON
PLEAS OF BRADFORD COUNTY,
PENNSYLVANIA

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NO. 2014 IR 0021

SHERIFF'S SALE

IN RE: PETITION FOR
NAME CHANGE OF
DAKOTA SCOTT WADE

NOTICE

Pursuant to 54 Pa. C.S.A. §701, notice is hereby given that Walter A. Dickerson has filed a petition for change of name regarding Dakota Scott Wade to Bradford County docket number 2014 IR 0021 requesting that the court enter an order changing his name from Dakota Scott Wade to Dakota Scott Dickerson. A hearing on the petition for change of name is fixed for April 25, 2014 at 11:15 a.m. at the Bradford County Courthouse, Towanda, Pennsylvania, Courtroom Number 2.

J. WESLEY KOCSIS, ESQUIRE
KOCSIS LAW OFFICE
180 North Elmira Street
Athens, PA 18810

Apr. 8

NOTICE OF NONPROFIT
INCORPORATION

In accordance with the Nonprofit Corporation Law of 1988, Articles of Incorporation for:

TROJAN 3-POINT CLUB
a non-profit corporation (pursuant to 15 Pa. C.S.A. §5306), were filed with the Department of State, Corporation Bureau, Harrisburg, Pennsylvania, on March 21, 2014. The principal purpose of the corporation is: to lend support, financially and otherwise, through fundraising, donations and the active participation of volunteers, to the Troy Area School District's Basketball Program, and to perform all other acts in which a domestic non-profit corporation may lawfully engage under the laws of Pennsylvania.

Teresa A. Renzi
38 Skyline Drive
Troy, PA 16947

Apr. 8

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 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

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

To reach to starting point of the property described in this deed, begin at a point in the centerline of the road that runs between the hardtop road that goes between Alba and Minnequa and the hardtop road that goes between Windfall and East Canton, at the point where the lands now or formerly of H. Earl Benedict and lands now or formerly of Andrew and Pauline Mellwain come together; thence follow the centerline of this road in an easterly direction approximately 200 feet to another point in the centerline of said road; which is the beginning point for the description of this property; thence go in a northerly direction through the lands of previous grantor, now or formerly, approximately 416 feet to an iron pin for a corner; thence go in an easterly direction through the lands of the previous grantor, now or formerly, approximately 217 feet to an iron pin for a corner; thence go in a southerly direction through the lands of the previous grantor, now or formerly, approximately 416 feet to another point in the centerline of said road approximately 217 feet 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.

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BEING the same premises conveyed to Eric T. Schrader and Karen G. Schrader, husband and wife, by Deed of Ruth M. Hunsinger and Ronald P. Hunsinger, wife and husband, dated April 30, 2003 and recorded April 30, 2003 to Bradford County Instrument No. 200306101.

Parcel No.: 16-106.00-125-000-000.

Property Address: 1229 Seeley Road, Canton, Pennsylvania 17724.

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 PS BANK vs. ERIC SCHRADER & KAREN SCHRADER.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 9, 2014

Apr. 8, 15, 22

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 30, 2014 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 Litchfield Township, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a birch tree, the Southeast corner of a lot, now or formerly owned and occupied by Aaron Stone, running thence 1 1/2 degrees West 48.75 perches to a sugar maple for a corner, running thence

North 88 1/2 degrees West 82 perches to a pine stump by the road, running thence North 1 1/2 degrees East, 48.75 perches to the Southwest corner of the said Aaron Stone's lot; running thence South 88 1/2 degrees East 82 perches to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Dennis J. McCaig and Mary L. McCaig, by Deed from Mary Lou Novajosky nbn Mary L. McCaig, dated 04/07/2004, recorded 04/20/2004 in Instrument Number 200404694.

Tax Parcel: 23-035-00-175.

Premises Being: RR 2 BOX 353 SPORTSMAN ROAD a/k/a 5262 SPORTSMAN ROAD, ATHENS, PA 18810-7934.

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 BANK OF AMERICA, N.A. vs. DENNIS J. McCAIG & MARY McCAIG.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 9, 2014

Apr. 8, 15, 22

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 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

Tax Id Number(s): 42-043.01-017.

Land Situated in the Township of Springfield in the County of Bradford in the State of PA.

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Beginning At A Point In The Center Of The Road Running Generally North Along The East Side Of Lake Ondawa; Thence Generally East 200 Feet At Right Angles With The Said Road; Thence Generally North 50 Feet At A Right Angle In A Line Parallel With The Said Road; Thence Generally West 200 Feet To A Right Angle And In Line Parallel With The First Described Line To The Center Of The Said Road; Thence Generally South 50 Feet Along The Center Of Said Road To The Place Of Beginning. Being A Part Known As Lot No.1, Section A Of A Tract Of Land Deeded By Carrie A. Varney, Single, To Raymond V. Soper, Single, Under Dated Of September 7, 1938, And Recorded In Bradford County Deed Book 399, Page 343, And Having Thereon A Cottage And Screened House.

Together With All Water Privileges Belonging To Lot C, Section C, Formerly Owned By Robert Longstreet.

The Herein Property Is More Accurately Described As Follows:

Beginning At The Intersection Of The Center Line Of A Private Driveway With The Center Line Of The Lake Road, Said Point Of Beginning Being The Southwesterly Corner Of The Lot Herein Conveyed And The Northwesterly Corner Of Lands Of Malcolm Wilkins; Thence Along The Center Line Of Said Lake Road In A Northerly Direction 50 Feet To A Point For A Corner, Being The Northwesterly Corner Of The Lot Herein Conveyed And The Southwesterly Corner Of Lands Of William Lee; Thence Along The Southerly Line Of Lands Of Said Lee In An Easterly Direction 200 Feet To The Line Of Lands Of Harold Gemert; Thence Along The Westerly Line Of Lands Of Said Gemert In A Southerly Direction 63 Feet To A Point For A Corner, Being The Southeasterly Corner Of The Lot Herein Conveyed And The Northeasterly Corner Of Lands Of Said Wilkins; Thence Along The Northerly Line Of Lands Of Said Wilkins, Following In Part Along The

Center Line Of A Driveway And In A Westerly Direction 200 Feet To A Point In The Center Line Of Said Lake Road, The Place Of Beginning.

Being And Intending To Describe Lot No. 205 As Set Forth On Survey #2075 Made By George K. Jones, Bradford County Surveyor, And Dated In July And August Of 1951.

Together With All Of My Right, Title And Interest In And To The Use In Common With Malcolm Wilkins Et Ux, Their Heirs And Assigns, In And To That Portion Of The Driveway Which Lies Southerly Of The Southerly Boundary Line Of The Lands Herein Conveyed. Said Use Or Easement Shall Extend To Teresa Kelley And Michael Lee, Their Heirs And Assigns Forever.

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 OCWEN LOAN SERVICING INC. vs. TERESA KELLEY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 9, 2014

Apr. 8, 15, 22

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 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Description

ALL that certain lot of land in the Second Ward of Towanda Borough, Bradford

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County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of Main and Pine Street; thence along the south line of Pine Street South 84° 20' East 90 feet to a point in the west boundary of an alley; thence along said South 5° 40' West 46.5 feet to a point; thence along property now or formerly of Sattler North 84° 20' West 30 feet to a point; thence North 5° 40' East 20 feet to a point in the center of division wall between the property hereby conveyed and lands now or formerly of Charles M. Culver or Romeyn F. Culver and the vacant court which is to the east of said Culver property and south of part of the property hereby conveyed; thence along the mid point of said wall North 84° 20' West 60 feet to the east side of Main Street, which point is on the west side of property hereby conveyed; thence North 5° 40' East 26.5 feet to the place of beginning, according to survey made by George K. Jones, County Surveyor, on 13 July, 1949, and having thereon a three-story brick building.

ALSO all the right, title and interest of the Grantors to an in the stairways used in common by the owners and occupiers of the above mentioned building and the building on the said Culver lot, to reach the second and third stories of the respective buildings.

ALSO conveying such rights as the Grantor herein may have in the common wall built on the division line between the brick building now erected on the premises hereby

conveyed and the adjoining building now located immediately to the south thereof, known as the Culver building; subject, nevertheless, to such rights as the owners of the said Culver building may have in said wall. Reference is made to a deed dated 27 November 1854, and recorded in Bradford County Deed Book 96 at page 178, for a more particular statement concerning the rights of the adjoining property owners in said wall, as originally established in said deed.

BEING the same premises conveyed to Paul Joseph Fairchild by Roger L. Brown and Doris L. Brown, his wife, by Deed dated February 3, 2012, and recorded March 20, 2012 to Bradford County Instrument Number 201206093.

Parcel No.: 48-086.04-207-000-000.

Property Address: 401 Main 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 ROGER L. BROWN and DORIS L. BROWN vs. PAUL JOSEPH FAIRCHILD.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 9, 2014

Apr. 8, 15, 22