

# Bradford County Law Journal

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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

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**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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## 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

##### **Burchill, Ann Marie**

Late of Bradford County  
Co-Executors: Thomas J. Burchill and Ellen B. Aherne 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

##### **Coleman, Howard J.**

Late of Bradford County  
Administratrix: Patricia Coleman 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

##### **McPherson, John T.**

Late of Rome Borough (died January 23, 2013)  
Administratrix: Deanne McPherson c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848  
Attorneys: Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

##### **Schultz, Leo F. a/k/a Leo Francis Schultz, Sr.**

Late of Towanda Borough (died June 2, 2013)

Co-Executors: Leo F. Schultz, Jr., 122 Lewis Street, Sayre, PA 18840 and Mark W. Schultz, 1421 Ellis Hill Road, Towanda, PA 18848

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

#### SECOND PUBLICATION

##### **Cummings, Jean M. a/k/a Jean Maynard Cummings**

Late of Athens Borough (died May 21, 2013)

Administratrix CTA: Mary Jo Rogers, 107 West Vanderbilt Street, Athens, PA 18810

Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

##### **Morse, Harry A.**

Late of Leroy Township (died May 27, 2013)

Co-Executors: H. Ronald Morse, 146 Curtis Wright Road, Canton, PA 17724 and Randy L. Morse, 7664 Southside Road, Canton, PA 17724

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 120 Troy Street, Canton, PA 17724

#### THIRD PUBLICATION

##### **McIntire, Merle S.**

Late of Athens Borough (died June 12, 2013)

Executrix: Connie Cockcroft, 406 Gateway Industrial Park Road, Athens, PA 18810

Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

##### **Slingerland, Leo H.**

Late of Troy Township (died May 14, 2013)

Executrix: Sonja Haflett, 1844 Route 514, Granville Summit, PA 16926

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

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MISCELLANEOUS LEGAL  
NOTICE

TOWANDA AREA SCHOOL  
DISTRICT  
SALE OF UNUSED AND  
UNNECESSARY LAND  
(Wysox Elementary School Rear Lot)

CHRISTOPHER D. JONES,  
ESQUIRE  
GRIFFIN, DAWSEY, DePAOLA &  
JONES, P.C.  
Attorneys for Towanda Area  
School District  
101 Main Street  
Towanda, PA 18848  
Tel.: (570) 265-2175

NOTICE IS HEREBY GIVEN that a hearing has been set for July 23, 2013 at 11:45 a.m., in Courtroom #2 of the Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848; and, per Court Order dated May 31, 2013 by the Honorable Maureen T. Beirne, at Docket No. 2013IR0096.

At the hearing, the Court will consider the Petition of the Towanda Area School District for approval of the sale of unused and unnecessary land, owned by said School District, pursuant to the Act of March 10, 1949, P.L. 30, §707, as amended, 24 P.S. §7-707.

The tract of land for which Petition is made is approximately 3.45 acres of land, (commonly known as the Wysox Elementary School Rear Lot) situate on Route 187 in Wysox, Bradford County, Pennsylvania. The School District proposes to sell the said land, to Randy B. Williams for the sum of One Hundred Seven Thousand (\$107,000.00) Dollars, pursuant to an Agreement of Sale attached to said Petition.

The School District has received the Affidavits of two persons familiar with the values of real estate in the area of the Towanda School District attesting to the fact that they have examined the property, that the price offered therefor is a fair and reasonable one, that in their opinion a better price could not be had at public sale, and that they are not interested, either directly or indirectly, in the purchase or sale thereof.

July 2, 9, 16

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, July 31, 2013 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 in the Borough of New Albany, County of Bradford, Commonwealth of Pennsylvania, bonded and described as follows:

BEGINNING at a corner in the center of Berwick Turnpike (now Front Street) one hundred feet North of May Street, thence along the center of said Turnpike North 4 1/2° East 80 feet to a corner opposite an alley; thence along said alley South 85 1/2° 150 feet to a corner in the center of an alley; thence along the center of said alley South 4 1/2° West 80 feet to a corner on the line of Elizabeth Klafka lot (formerly); thence along the line of Klafka lot (formerly ) North 85 1/2° West 150 feet to the place of beginning.

CONTAINING twelve thousand square feet be the same more or less.

BEING the same premises conveyed to Leona W. Saxer and Charles O. McMicken, by Judy A. Cole, single, by Deed dated August 31, 2005 and recorded September 7, 2005, to Bradford County Instrument Number 200510192.

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Property Address: 55 Front Street, New Albany, PA 18833.

Parcel No.: 26-134.01-085-000-000.

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 PEOPLES STATE BANK vs. CHARLES McMICKEN & LEONA SAXER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 10, 2013

July 9, 16, 23

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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, July 31, 2013 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 Ridgebury, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point in the center of the Bucks Creek Road, being State Road #08059, in the South line of lands of Rodney Kennedy; thence in a Southerly direction along the center line of the State highway, a distance of 280 feet to a point for a corner; thence in an Easterly direction on a line perpendicular to the center line of the Highway a distance of 360 feet more or less to the center of a creek; thence in a Northerly direction along the center line of the creek, a distance of 290 feet more or less to a point in the South line of

lands of Rodney Kennedy; thence along Kennedy's South line in a Westerly direction a distance of 260 feet more or less to the point and place of beginning.

BEING KNOWN AS: Route 1 Box 2435, Gillett (Ridgebury), PA 16925.

PROPERTY ID NO.: 30-30.00-133.

TITLE TO SAID PREMISES IS VESTED IN Dean E. Smith and Linda A. Smith, his wife BY DEED FROM Brent Leonard and Suzanne Leonard, his wife DATED 08/10/1976 RECORDED 08/30/1976 IN DEED BOOK 643 PAGE 197.

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 THE BANK OF NEW YORK vs. DEAN SMITH & LINDA SMITH.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 10, 2013

July 9, 16, 23

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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, July 31, 2013 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 in the BOROUGH OF SAYRE, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

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COMMENCING at a point in the north line of a new street 200 feet from the west line of River Street, thence running northerly at a right angle with said north line of said new street 130.1 feet to the south line of the Sayre Land Company's land; thence westerly along said south line of said Sayre Land Company's land 50 feet; thence in a southerly direction on a line parallel with the west line of River Street 130.1 feet to the north line of a new street; thence easterly along the said north line of said new street to the place of beginning, being Lot No. 6, according to a plot and survey made by Rushton Smith, C.E. on November 10, 1893.

TITLE TO SAID PREMISES VESTED IN Jeremy Voelker, single by Deed Elizabeth A. Thomas, widow dated 4/27/2009 and recorded 5/8/2009 in Instrument #200908727.

Premises being: 105 GARDEN STREET, SAYRE, PA 18840-2105.

Tax Parcel No. 37-007.13-009-000.000.

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 BANK OF AMERICA vs. JEREMY VOELKER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 10, 2013

July 9, 16, 23

## 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, July 31, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

Tax Parcel No. 49-086.02-148-000-000.

ALL that certain lot of land in Towanda Borough, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of the intersection of Locust Avenue and Cherry Street; thence in an easterly direction along said Locust Avenue 124 feet to an alley; thence South along said alley 50 feet to the corner of lot now or formerly of Harriet M. Berne-Allen; thence West along said lot 124 feet to Cherry Street; thence along Cherry Street North 50 feet to the place of beginning. The said lot having thereon erected a frame dwelling house.

BEING the same premises conveyed by Susan M. Wheeler, widow, to Ronald L. Harp and Jennifer M. Harp, husband and wife, dated 31 July 2000 and recorded on 2 August 2000 as Bradford County Instrument No. 200007130.

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 DEUTSCHE BANK vs. JENNIFER HARP & RONALD HARP.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 10, 2013

July 9, 16, 23