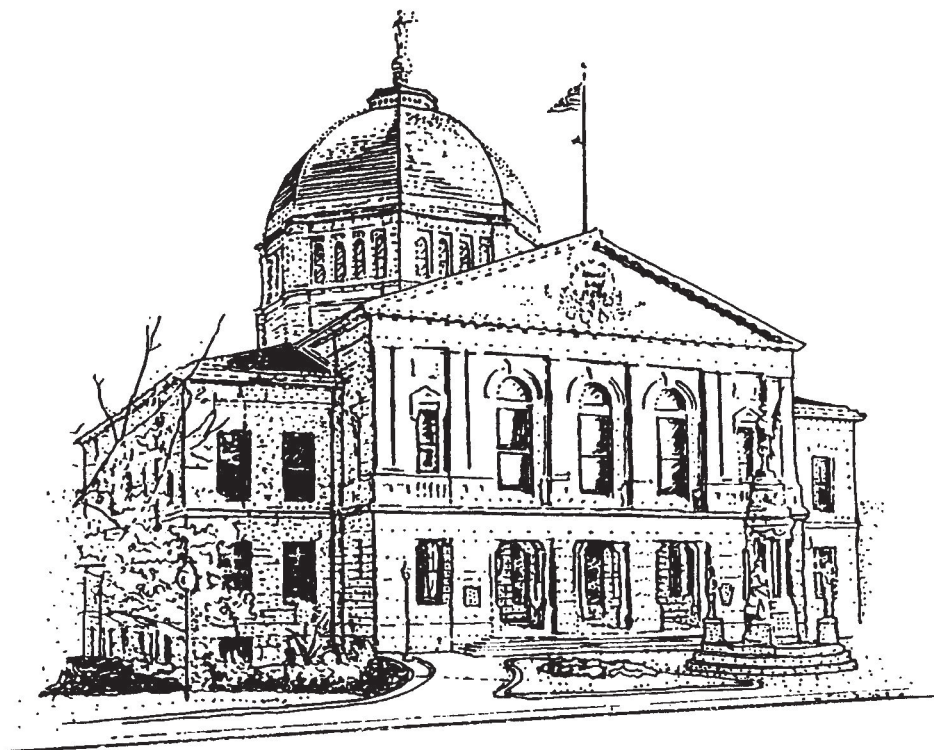


# Bradford County Law Journal

ISSN 1077-5250

Vol. 8    Towanda, PA Tuesday, May 10, 2016    No. 19



The Court:                    The Honorable Maureen T. Beirne, President Judge  
                                      The Honorable Evan S. Williams, III, 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

##### **Berry, Marvin H.**

Late of Springfield Township (died April 5, 2016)

Executor: David L. Berry, 684 Berrytown Road, Columbia Cross Roads, PA 16914

Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Severn, Gary R.**

Late of 502 Desmond St., Sayre (died April 18, 2016)

Executrix: Mary Lou Palmer, 954 Talmadge Hill Rd. South, Waverly, NY 14892

#### SECOND PUBLICATION

##### **Cease, Cleo a/k/a Cleo W. Cease**

Late of North Towanda Township (died March 14, 2016)

Executor: Willard Cease, 1306 West Union Street, Canton, PA 17724

Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Merrill, Beulah a/k/a Beulah Alma Quatrini Merrill**

Late of Sayre Borough (died March 29, 2016)

Co-Executors: Joseph T. Quatrini and Susan M. Quatrini, 182 Cayuta Street, Sayre, PA 18840

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

##### **Springer, Andrew D.**

Late of Wysox Township (died April 9, 2016)

Executor: John L. Springer, 1365 Laning Creek Rd., Towanda, PA 18848

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

#### THIRD PUBLICATION

##### **Barry, Richard**

Late of Sayre Borough (died March 1, 2016)

Executor: Herbert Barry, 126 N. Elmira Street, Athens, PA 18810

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

##### **Coon, Donald W.**

Late of Franklin Township (died March 26, 2016)

Co-Administrators: Brian Coon and Victor Coon 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

##### **Fay, Elwin Maurice**

Late of the Borough of Sayre (died January 23, 2016)

Executrix: Barb Soprano, 12 Pine Tree Road, Sayre, PA 18840

Attorney: John E. Thompson, Esquire, 304 N. Keystone Avenue, Sayre, PA 18840

##### **Knapp, Jo Anne a/k/a Joanne Knapp**

Late of Athens Borough (died April 9, 2016)

Executor: William Tompkins, 116 East Frederick Street, Athens, PA 18810

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office, 180 North Elmira Street, Athens, PA 18810

BRADFORD COUNTY LAW JOURNAL

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 4, 2016, for the purpose of incorporating a Corporation for Profit, under the Pennsylvania Business Corporation Law of 1988, as amended.

1. The name of the Corporation is:

QUANTUM HEALING WELLNESS CENTER, INC.

2. The purpose for which it has been organized is: To provide wellness-related services, wellness education, and the sale of wellness-related products, and any and all other lawful activities allowed under the Pennsylvania Business Corporation Law of 1988, as amended.

RAY DePAOLA, ESQUIRE  
GRIFFIN, DAWSEY, DePAOLA & JONES, P.C.

Attorneys for Incorporators  
101 Main Street  
Towanda, PA 18848

May 10

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF COMMON PLEAS BRADFORD COUNTY, PENNSYLVANIA

2016IR0027

IN RE THE APPLICATION  
DAVID C. PELACHICK  
MOTION FOR HEARING

I, David C. Pelachick, the applicant, move the court to fix a date for a hearing upon the application for a private detective license and security professional.

AND NOW, the 21st day of April 2016 the Court sets a Hearing in the above stated matter for June 1, 2016 at 9:30 A.M. in Courtroom 2 of the Bradford County Courthouse, Towanda, Pennsylvania.

BY THE COURT:

/s/Evan S. Williams, III

May 3, 10, 17

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, May 25, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point in the west line of West Street, at its intersection with the south line of lands of M. J. Titus, now or formerly; thence westerly along said south line of M. J. Titus, now or formerly, 128.2 feet to a corner; thence southerly parallel with the said street, 37 feet to a corner; thence easterly parallel with the said south line of Titus, now or formerly, 128.2 feet to a corner in the west line of West Street aforesaid; thence along the west line of West Street, northerly 37 feet to the place of beginning.

Tax ID: 36-020.22-549.

BEING the same premises which Kevin Clark and Shannon Clark, husband and wife and Roger L. Brown and Doris L. Brown, husband and wife, by Deed dated 3/25/11 and recorded 3/28/11 in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument #201108626, granted and conveyed unto Justin R. Kutt, single, as sole owner, in fee.

Notice: To all parties in interest and claimants—A schedule of distribution will

BRADFORD COUNTY LAW JOURNAL

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 NATION STAR MORTGAGE vs. JUSTIN R. KUTT.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 4, 2016

May 3, 10, 17

**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, May 25, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

**LEGAL DESCRIPTION**

All that certain lot or piece or parcel of ground together, situate, lying and being in the Township of Sheshequin, county of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point located in the centerline of State Route 1043, commonly known as Sheshequin Road, within a water course known as Mallory Creed, and being the Northwest corner of the herein-described parcel: proceeding thence South 85 degrees 34' 57" East, a distance of 155.00 feet to a point; thence continuing South 80 degrees 08' 26" East, a distance of 78.75 feet to a point for a corner, said pint being the Northeast corner of the herein-described parcel; thence proceeding along other lands now or formerly of Ernest Matthews and Bettina L. Matthews, his wife, South 2 degrees 08' 36" West, a distance of 302.24 feet to a point for

a corner, said point being the Southeast corner of the herein-described parcel' thence proceeding along other lands now or formerly of Ernest Matthews and Bettina L. Matthews, his wife, North 81 degrees 27 42" West, a distance of 377.78 feet to a point for a corner located in the centerline of State Route 1043, commonly known as Sheshequin Road, said point being the Southwest corner of the herein-described parcel; thence proceeding along the centerline of State Route 1043, commonly known as Sheshequin Road, the following courses and distances: North 36 degrees 19' 31" East, a distance of 121.04 feet to a point; thence continuing along State Route 1043, commonly known as Sheshequin Road, along a curve with a radius of 513.27', long cord bearing North 25 degrees 31' 45" East, with a long cord of 192.28 feet, to the point and place of beginning.

Containing 1.9990 acres of land, more or less, and describing Lot 1, according to a survey map prepared by Bruce Banish, P.L.S., said map dated May 5, 2007, and approved as a minor subdivision by the Bradford County Planning Commission on September 5, 2007, to File Number 2007-128.

Tax Parcel No.: 38-034.00-009-000-000.

TITLE TO SAID PREMISES IS VESTED IN Ernest Matthews and Bettina L. Matthews, his wife, by deed from Ernest Matthews and Bettina L. Matthews, his wife, dated 10/16/2007, recorded 10/18/2007 in the Bradford County Recorder's Office in Instrument #200712029.

ERNEST MATTHEWS DEPARTED THIS LIEF ON 02/24/2009 LEAVING BETTINA L. MATTHEWS, SURVIVING TENANT BY THE ENTIRETY.

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

BRADFORD COUNTY LAW JOURNAL

exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of GENERATION MORTGAGE COMPANY vs. ERIC MATTHEWS EXECUTOR OF ESTATE OF BETTINA L. MATTHEWS & JAMES MATTHEWS KNOWN HEIR OF BETTINA L. MATTHEWS.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 4, 2016

May 3, 10, 17

**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, May 25, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN property situated in the township of Smithfield in the county of Bradford and commonwealth of Pennsylvania, being described as follows: conveys 6.058 acres of land. Being more fully described in a deed dated 11/04/2002 and recorded 11/08/2002, among the land records of the county and state set forth above, in deed instrument: 200214514 and being more fully described in a deed dated 05/01/2001 and recorded 05/04/2001, among the land records of the county and state set forth above, in deed instrument: 200104567 and.

TITLE TO SAID PREMISES IS VESTED IN Royalties of America Marketing LLC., its/their Successors and Assigns, by Deed from Brenda L. Ellis, a single person, dated 12/09/2014, recorded 01/05/2015 in Instrument Number 201500110.

Tax Parcel: 39-057.00-061-000-000.

Premises Being: rd 1 Box 217A, a/k/a 7894 Springfield Road, Milan, PA 18831-7951.

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 WELLS FARGO BANK vs. BRENDA ELLIS & STEPHEN BAYLES, SR.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 4, 2016

May 3, 10, 17

**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, May 25, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

NAME(S): DOROTHY M. KERR

LONG LEGAL: ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE BOROUGH OF WYALUSING, COUNTY OF BRADFORD, COMMONWEALTH OF PENNSYLVANIA AND BEING THE SAME REAL PROPERTY CONVEYED TO DOROTHY M. KERR BY DEED ON 9/4/1987 IN BOOK 64 PAGE 608 AMONG THE OFFICIAL RECORDS OF BRADFORD COUNTY, COMMONWEALTH OF PENNSYLVANIA. SAID DEED REFERENCE MADE HEREIN FOR A MORE FULL DESCRIPTION.

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TAX MAP#: 60-114.03-089.

ALSO DESCRIBED AS:

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

Lot No. 1: Beginning at an iron pin at the corner of First and State Streets; thence along First Street north 58 degrees east 115 feet 4 inches to an iron pin corner; thence south 32 degrees east 111-1/2 feet to a corner; thence south 57-1/2 degrees west 92 feet and 8 inches along the Episcopal Church lot to an iron pin in line of State Street; thence north 44 degrees west 114-1/2 feet along State Street to the place of beginning. Containing 11,804 square feet of land be the same more or less. No building on this lot to be erected within 20 feet of the line of either street.

Lot No. 2: Beginning at an iron pin in line of First Street at corner of E. A. Waldo's lot; thence south 32 degrees east along Waldo's lot 111-1/2 feet to the Episcopal Church lot; thence north 57-1/2 degrees east along the said Church lot 50 feet to a corner of S.B. Tupper's lot; thence north 32 degrees west along Tupper's lot 111 feet to line of First Street; thence south 58 degrees west along First Street 50 feet to the place of beginning. Containing 5,550 square feet of land be the same more or less.

TAX PARCEL # 60-114.03-089-000-000.

BEING KNOWN AS: 134 State Street f/k/a 200 State Street, Wyalusing PA 18853.

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 M & T BANK vs. DOROTHY

KERR & LISA KERR-HOUSE, TRUSTEE FOR DOROTHY KERR.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

May 4, 2016

May 3, 10, 17

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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, May 25, 2016 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 Borough of Athens, Bradford County, Pennsylvania, bounded and described as follows:

Situated on the South side of South Street in the Borough of Athens and known and described on a plot and survey of lands in said Borough made by Orson Rickey for the late Judge Edward Herrick as Lot No. 273 and being one of the lots conveyed to Edward Herrick by the executors of Frances M. Drexel, deceased.

Also, one other lot situate on the South side of South Street in the Borough of Athens aforesaid, being the West one-half of Lot No. 274 on a plot and survey made by Orson Rickey for the Hon. Edward Herrick. The lot hereby conveyed being twenty (20) feet in front on South Street and running back 110 feet.

BEING PARCEL #05-020.11-089.

BEING THE SAME PREMISES which Armand R. Ruest, Jr., and Sharlene L. Ruest, by Deed dated 12/21/11 and recorded 3/20/12 in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument #201206095, granted and conveyed unto Armand R. Ruest, Jr., in fee.



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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 NATION STAR MORTGAGE vs. ARMAND RUEST & SHARLENE RUEST.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 4, 2016

May 3, 10, 17

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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, May 25, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

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

BEGINNING at a point in the centerline of S.R. 0014, said point being the southwest corner of the lot herein described and the southeast corner of lands now or formerly of Carl M. Oldroyd; thence North 17 degrees 36 minutes 50 seconds West 137.34 feet along the center of a creek, also being the line of lands now or formerly of Carl M. Oldroyd, to a point in the center of the creek at the northeast corner of lands now or formerly of Carl M. Oldroyd; thence along the center of the creek, also being the line of

lands now or formerly of Charles T. Root the following five (5) courses:

1. North 62 degree 26 minutes 38 seconds West 159.44 feet to a point;
2. North 22 degree 3es 27 minutes 43 seconds West 113.31 feet to a point;
3. North 46 degrees 08 minutes 25 seconds West 130.65 feet to a point;
4. North 75 degrees 59 minutes 12 seconds West 87.26 feet to a point;
5. North 38 degrees 37 minutes 49 seconds West 30.67 feet to a point;

Thence North 67 degrees 03 minutes 21 seconds East 207.22 feet along the line of lands now or formerly of Charles T. Root, passing through an iron pin on bank of the creek and through an iron pin found at the side of the road, to a point in the centerline of Township Road No. 878; Thence along the centerline of the said road the following four (4) courses:

1. North 24 degrees 26 minutes 30 seconds West 108.81 feet to a point;
2. North 18 degrees 21 minutes 16 seconds West 44.65 feet to a point;
3. North 08 degrees 22 minutes 27 seconds West 41.17 feet to a point;
4. North 01 degree 11 minutes 09 seconds West 187.46 feet to a point;

Thence North 73 degrees 05 minutes 40 seconds East 483.00 feet along the remaining lands now or formerly of Benedetto P. Antonucci, passing through an iron pin at the side of the road, to an iron pin at the northeast corner of the lot herein described; Thence South 12 degrees 15 minutes 33 seconds East 964.40 feet along the remaining lands now or formerly of Benedetto P. Antonucci, passing through an iron pin at the side of the road, to a point in the centerline of S.R. 0014; Thence along the centerline of the said road the following four (4) courses:

1. South 78 degrees 00 minutes 06 seconds West 132.00 feet to a point;
2. South 76 degrees 54 minutes 30 seconds West 92.37 feet to a point;



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3. South 73 degrees 44 minutes 30 seconds West 78.75 feet to a point;

4. South 71 degrees 46 minutes 42 seconds West 73.56 feet to the place of beginning.

CONTAINING 11.009 acres more or less, and being more fully shown on survey plat number S-63 by John W. Ward, Registered Surveyor, dated October 16, 1995, said subdivision map approved on September 9, 1997, by the Bradford County Planning Commission and filed to Instrument Number 199718625.

BEING the same land conveyed by Michael Antonucci, single, to Anthony Zarrillo, single, and Anna Marie Sutton, single, by deed dated December 11, 1999, and recorded in the office of the Bradford County Recorder of Deeds on December 13, 1999, to Bradford County Instrument Number 199913290.

Bradford County Assessment Number: 40-016.00-034-003-000.

Property Address: 2473 Wilkes Road, Gillett, Pennsylvania 16925.

Amount due: \$29,527.44.

Interest: From October 27, 2015.

Costs to be added: All costs of execution, and attorney's fees.

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 1ST CITIZENS COMMUNITY BANK vs. ANTHONY ZARRILLO & ANNA MARIE SUTTON.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

May 4, 2016

May 3, 10, 17