

## 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

##### **Arey, Genevieve A.**

Late of the Township of Athens  
Executrix: Patricia A. Stadelmaier, 1342 Pennsylvania Avenue, Pine City, NY 14871

Attorney: Joseph L. Rider, Esquire, 143 West Fourth Street, Williamsport, PA 17701

##### **Grantier, Robert W. a/k/a Robert Wayne Grantier**

Late of Columbia Township (died April 25, 2015)

Executor: Jacob Grantier, 1846 Maroon Drive, Powell, OH 43065

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

#### SECOND PUBLICATION

##### **Adams, Kathy M.**

Late of Wyalusing Township (died April 25, 2012)

Administrator: Stephen A. Adams c/o Jami Layaou Hearn, Esquire, 28 East Tioga Street, Tunkhannock, PA 18657

Attorney: Jami Layaou Hearn, Esquire, 28 East Tioga Street, Tunkhannock, PA 18657

##### **Barnum, Paul T.**

Late of Towanda Borough (died April 20, 2015)

Executor: Boyce D. Bell a/k/a Boyce Dale Bell c/o Niemic, Smith & Pel-

linger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

##### **Forney, Darla J.**

Late of Canton Township (died April 27, 2015)

Executrix: Eyvonne N. McCarty, 103 Washington Blvd., Williamsport, PA 17701

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

##### **Kerr, Howard M.**

Late of Towanda Borough (died March 19, 2015)

Co-Executrices: Katrina Murray and Suzann Robertson c/o Niemic, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

##### **Northrup, Jeffrey D., Sr. a/k/a Jeffrey D. Northrup**

Late of the Borough of Sayre (died November 29, 2014)

Co-Administrators: Jeffrey D. Northrup, Jr., 109 Hoover Street, Sayre, PA 18840 and Cambria A. Northrup, 106 Valor Street, Sayre, PA 18840

##### **Platt, Joseph**

Late of Smithfield Township (died February 13, 2015)

Executrix: Kim S. Platt 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

##### **Way, Richard Eugene, Sr.**

Late of Alba Borough (died May 23, 2014)

Administrator: Richard E. Way, Jr. c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

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Attorney: Jonathan P. Foster, Jr., Esquire,  
303 South Keystone Avenue, Sayre, PA  
18840, (570) 888-1529

**Whitesell, Frances S. a/k/a Frances E.  
Whitesell**

Late of South Creek Township (died  
February 10, 2015)

Executor: Timothy P. Clark, 1577 Doty  
Hill Road, Gillett, PA 16925

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

**THIRD PUBLICATION**

**Altieri, Anna S.**

Late of South Waverly Borough (died  
December 6, 2014)

Executor: Joseph Altieri, 106 Pitney  
Street, Sayre, PA 18840

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

**Heavlow, Douglas W., Sr.**

Late of Bradford County

Co-Executors: Sandra Heavlow and  
Douglas W. Heavlow, Jr. c/o Ray De-  
Paola, Esquire, Griffin, Dawsey, De-  
Paola & Jones, P.C., 101 Main Street,  
Towanda, PA 18848

Attorneys: Ray DePaola, Esquire, Grif-  
fin, Dawsey, DePaola & Jones, P.C., 101  
Main Street, Towanda, PA 18848

**Lepper, Krista a/k/a Krista Avis Lepper**

Late of Canton Borough (died March 11,  
2015)

Executrix: Shannon Pepper, 2930 57  
Road, Kunkletown, PA 18058

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

**Schrader, Bart Larue**

Late of Towanda Township (died March  
18, 2015)

Executrix: Rebekah Dulaney, 155 Wil-  
liam Street, Towanda, PA 18848

Attorneys: R. Joseph Landy, Esquire,  
Landy & Rossettie, PLLC, Attorneys at

Law, 228 Desmond Street, P.O. Box  
206, Sayre, PA 18840

**York, Donald B. a/k/a Donald Byrd York**  
Late of Troy Township (died April 1,  
2015)

Co-Executors: Audrey A. Kendall, 303  
Prospect Street, Troy, PA 16947 and  
Donald W. York, 379 Porter Road, Troy,  
PA 16947

Attorneys: Evan S. Williams, Jr., Es-  
quire, Brann, Williams, Caldwell &  
Sheetz, 1090 West Main Street, Troy,  
PA 16947

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**FICTITIOUS NAME NOTICE**

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NOTICE IS HEREBY GIVEN, PUR-  
SUANT to the provisions of the Fictitious  
Name Act, 54 Pa. C.S.A. 301 et seq., that an  
application for Registration of the Fictitious  
Name of:

**ELITE ARMS**

was filed with the Department of State,  
Harrisburg, Pennsylvania, on January 12,  
2015. Said business shall have its principal  
place of business at: 5161 Route 220, New  
Albany, Pennsylvania. The name and ad-  
dress of the entity owning or interested in  
said business is HTM Precision Machining,  
Inc., 5161 Route 220, New Albany, PA  
18833.

MICHAEL J. NIEMIEC, ESQUIRE  
NIEMIEC, SMITH & PELLINGER  
427 Main Street  
Towanda, PA 18848

May 19

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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 Brad-  
ford County, to me directed and delivered, I  
will expose to Public Sale at the Bradford  
County Courthouse in Towanda, PA on  
Wednesday, May 27, 2015 at 10:00 o'clock  
in the forenoon the following described  
property to wit:

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### LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL of land, lying and being the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the east line of Keystone Avenue distant 390 feet northerly from its intersection with the north line of the westerly extension of Oneida Street, said point being the northwest corner of property formerly conveyed to Fred E. Sweeney, et. al, by deed dated December 1, 1928, and running thence northerly along the east line of Keystone Avenue, fifty (50) feet to the south line of lands now or formerly of Japhet; thence easterly along the south line of lands of said lands now or formerly of Japhet; one hundred fifty (150) feet to a point where the lands, now or formerly, of the Sayre Land Company; thence southerly and parallel with the lands, now or formerly, of the Sayre Land Company, a distance of fifty (50) feet to a point where the lands, now or formerly of Japhet meet with lands formerly of Fred E. Sweeney, et.al., and now or formerly of Japhet; thence westerly at a right angle to Keystone Avenue, along the north line of the said formerly owned Sweeney lot and now or formerly of Japhet, a distance of one hundred fifty (150) feet to the place or beginning.

TITLE TO SAID PREMISES IS VESTED IN Cindi Connor, single, by Deed from Lewis Walker, widower, dated 10/17/2002, recorded 10/21/2002 in Instrument Number 200213526.

Tax Parcel: 34-007.11-013-000-000.

Premises Being: 324 North Keystone Avenue, Sayre, PA 18840-1436.

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 vs. CINDI CONNOR.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 6, 2015

May 5, 12, 19

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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 27, 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

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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 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 CITIMORTGAGE vs. WAYNE BECK.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 6, 2015

May 5, 12, 19

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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 27, 2015 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

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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 subdivision by the Bradford County Planning Commission on January 2, 1996 and was recorded in the Of floe 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 06/15/2012 IN DEED 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, NATIONAL ASSOCIATION vs. MICHELLE A. ROBERTS & THOMAS ROBERTS.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

May 6, 2015

May 5, 12, 19

### 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 27, 2015 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 Rome, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the center of Case's Lane with the public road leading from Towanda to Owego; thence along the center of the same, North 66 Degrees East 5.6 perches; thence South 2.25 Degrees West 34 perches to the line of L.S., Case formerly, now of formerly Edna Cook; thence along same, North 87.75 Degrees West 5 perches to the center of said lane; thence by the center of the same North 2.25 Degrees East 31.8 perches to the beginning.

CONTAINING one acre, be the same more or less.

TAX PARCEL #32-062.00-023-000-000.

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BEING KNOWN AS: 27204 Route 187, Wysox, PA 18854.

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. GARY LUNN & SHARON LUNN. Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 6, 2015

May 5, 12, 19

**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 Wed., May 27, 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 Borough of Towanda, County of Bradford and State of Pennsylvania, bounded and described as follows:

Beginning at the easterly line of lot formerly of John Nolan, now Thomas Arthur Johnson on the north side of Lombard Street; thence easterly along Lombard Street 47 feet more or less to a corner of North Fourth Street; thence northerly along the west line of North Fourth Street, 102 feet more or less to a corner of land of John W. Mix, now or formerly, and Mrs. M. M. Spalding, now or formerly; thence south 47 degrees west 51-1/2 feet or therabouts to a stake; thence in a direct line 85 feet to the place of beginning.

Parcel ID: 48-086-03-009.

Being known and numbered as 202 Lombard Street, Towanda, PA 18848.

BEING the same premises which Walter E. Drake and Frances Drake, his wife, by Deed dated January 24, 1962 and recorded January 29, 1962 in and for Bradford County, Pennsylvania, in Deed Book Volume 558, Page 704, granted and conveyed unto Thomas Arthur Johnson and Margaret Johnson, his wife.

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. MARGARET JOHNSON. Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 6, 2015

May 5, 12, 19

**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 27, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

On the north by lands formerly of Isaac Collins and C. O. Arnold and formerly Effie Bogardus; On the east by lands formerly of Minor Decker and formerly Hayes Park and

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formerly Thomas DeGroff; On the south by Hugh Street and on the west by lands formerly of C.O. Arnold formerly Effie Bogardus, formerly Electa A. Blakeslee Estate. Said premises is known as 224 Hugh Street, Athens, Pennsylvania 18810.

BEING THE SAME PREMISES which Dorothy Maslin, single, by Deed dated 7/25/2001 and recorded 7/26/2001 in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument # 200108462, granted and conveyed unto David W. Gower, single.

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 JP MORGAN CHASE BANK vs. UNKNOWN HEIRS, SUCCESSORS & ALL PERSONS UNDER DAVID GOWER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 6, 2015

May 5, 12, 19

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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 27, 2015 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 Wyalusing, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a rebar set which is situate in the east line of Senate Street at its intersection with the common boundary line of the lands herein described and other land of Margaret E. Arey, now or formerly, said point of beginning being the northwest corner of the premises herein described; thence along the line of other lands of Arey, now or formerly, North 80° 00' 00" East 207.71 feet to a rebar set in the line of lands of William L. Zaner, now or formerly, thence along the line lands of said Zaner, now or formerly, and along the line of lands of Mary V. Prothero, now or formerly, South 05° 37' 23" West 130.30 feet to a 3/4- inch iron pipe found; thence continuing along the line of lands of Prothero, now or formerly, South 80° 00' 00" west 174.80 feet to an iron rod found in the east line of Senate Street; thence along the east line of Senate Street North 09° 00' 00" West 125.51 feet to a rebar set, the place of beginning. CONTAINING 24,045.55 square feet of land and depicted on a survey prepared by Robert T. Clymer, Register Surveyor, dated May 25, 1993. Said map was approved by the Bradford County Planning Commission on June 16, 1993. Said map was recorded July 21, 1993 to Drawer 27, Map 20 Number 4361.

Being known as: 300 SENATE STREET, WYALUSING, PENNSYLVANIA 18853.

Title to said premises is vested in LYNN A. ALEXEEV SINGLE by deed from JEFFREY L. ADAMS AND LAURA A. ADAMS dated December 10, 2001 and recorded December 13, 2001 in Instrument Number 200115094.

PARCEL ID: 60-114.03-122-000-000.

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.

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Seized and taken into execution at the  
suit of LSF8 MASTER PARTICIPATION  
TRUST vs. LYNN A. ALEXEEV.  
Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 6, 2015

May 5, 12, 19