
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

Allen, Emma L.

Late of Monroe Township (died June 16, 2014)

Co-Executors: Paula J. Bahr and Dennis H. Allen c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Bruce, Vera K. a/k/a Vera (Kelly) Bruce

Late of Troy Borough (died July 23, 2014)

Co-Executors: James L. Bruce, 477 Canton Street, Troy, PA 16947 and Sharon A. Castle, 36420 Route 14, Gillett, PA 16925

Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Cooper, Ronald E.

Late of Bradford County

Co-Executrices: Krista Abshure and Karen Clark 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

Vanderpool, Victoria

Late of Towanda Township (died June 2, 2014)

Executor: Jeremy Vanderpool, 28 Railroad St., Towanda, PA 18848

Attorney: Patrick Lee Beirme, Esquire, P.O. Box 231, Towanda, PA 18848, (570) 265-0600

SECOND PUBLICATION

Chacona, William N.

Late of Sayre Borough (died June 14, 2014)

Executrix: Debra C. Urevich c/o Rosanette R. Abrams, Esquire, Abrams & Agnellino, 120 South Keystone Avenue, Sayre, PA 18840

Attorneys: Rosanette R. Abrams, Esquire, Abrams & Agnellino, 120 South Keystone Avenue, Sayre, PA 18840, (570) 888-6786

Ellis, Frederick L. a/k/a Frederick Laverne Ellis

Late of Smithfield Township (died July 8, 2014)

Executor: First Citizens Community Bank, 15 South Main Street, Mansfield, PA 16933

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

Hemann, Frances Delores

Late of Wilmot Township (died May 15, 2014)

Executrix: Deborah L. Fry, 199 Back Road, Sugar Run, PA 18846

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

THIRD PUBLICATION

Alexander, Rose M. a/k/a Rose Marie Ursida Alexander

Late of Sayre Borough (died July 22, 2014)

Executor: Daniel T. Alexander c/o Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840

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Attorney: Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840, (570) 888-9629

McCutcheon, Richard N.

Late of S. Waverly Borough (died December 30, 2013)

Executrix: Pamela K. Cogar, 34 Pleasant Street, S. Waverly, PA 18840

Attorneys: Wm. Alan Shaw, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Schelle, William Boyd a/k/a Bill Schelle

Late of Canton Township (died June 25, 2014)

Executrix: Cindy Evans, 566 Troy Street, Canton, PA 17724

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

Watts, Thomas Harold

Late of Sayre Borough (died June 30, 2014)

Executor: Keith Ballard, 942 Allen Glen Road, Owego, NY 13827

Attorney: Frederick C. Luther, Esquire, 441 Broad Street, P.O. Box 31, Waverly, NY 14892

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, August 27, 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 Township of Franklin, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of State Highway Route 414, where lands of Ethel F. Schrader, now or formerly, and the

lot herein described come together and which point marks the northwestern corner of the lot herein described; thence follow the centerline of State Highway Route 414 the following courses and distance (1) South 88 degrees 31 minutes 25 seconds East 23.72 feet (2) South 87 degrees 17 minutes 10 seconds East 39.3 feet, (3) South 86 degrees 04 minutes 28 seconds East 50.51 feet, (4) South 84 degrees 49 minutes 30 seconds East 51.29 feet, (5) South 83 degrees 16 minutes 36 seconds East 48.99 feet, and (6) South 82 degrees 33 minutes 13 seconds East 159.61 feet to another point in the centerline of State Highway Route 414; and go South 06 degrees 07 minutes 09 seconds West 725.87 feet through a pin set near the edge of said State Highway and through lands of Ethel F. Schrader, now or formerly, to a second pin for a corner; thence South 75 degrees 41 minutes 31 seconds West 375.39 feet through lands of Ethel F. Schrader, now or formerly, to a pin for a corner; thence North 04 degrees 41 minutes East 854.34 feet through one pin and then through a second pin set near the edge of said State Highway Route 414 and on to a point in the centerline of said State Highway, which is the point and place of beginning.

CONTAINING 6.619 acres per survey of John W. Ward, dated May 5 1982 and being Map No. F-2.

OUTSALE:

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

BEGINNING at a point in the centerline of S.R. 414 where the lands of Carlyle D. and Linda D. Pepper come together with the northeastern corner of the property described in this deed; thence leave the center line of said S.R. 414 and go South 06 degrees 07 minutes 09 seconds West 583.95 feet through an iron pin set at a point on line and to a second iron pin set for a corner; thence

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North 83 degrees 52 minutes 51 seconds West 180.00 feet to an iron pin set for a corner, thence North 06 degrees 07 minutes 09 seconds East 587.86 feet through an iron pin set at a point on the southern edge of a 50 feet wide proposed right of way and through a second iron pin set near the southern edge of S.R. 414 and to a point in the center line of said State Route for a corner; thence follow the center line of S.R. 414 the following two (2) courses and distance; South 83 degrees 16 minutes 36 seconds East 20.43 feet to a point; thence South 82 degrees 33 minutes 13 seconds East 159.61 feet to another point in the centerline of S.R. 414, which is the point and place of beginning.

UNDER and subject to a right of way reserved unto Ethel F. Schrader, her heirs and assigns over and existing right of way that is now located on Lot 1 on the above referred to survey. This existing right of way is located in the northwestern section of Lot 1 on the above referred to survey. The right of way runs from the distance of approximately 105 feet and then turns and goes in a westerly direction to other property of Ethel F. Schrader, now or formerly, and then back to State Highway Route 414 The purpose of this right of way is to give Ethel F. Schrader, her heirs and assigns, the free and uninterrupted use, liberty and privilege of and passage in and along this right of way so that Ethel F. Schrader, her heirs and assigns, will have the free ingress, egress, and regress to go over this right of way. This right of way is shown by dotted lines on the survey of John W. Ward, Registered Surveyor, dated May 5, 1982 and being Map No. F-2.

THE grantors grant and convey to the grantees, their heirs and assigns, and except and reserve for themselves, their heirs and assigns, a right of way over a private shared drive which is located on lands of the grantees and shown on the above described survey by Jeffery W. Geiss which is dated Septem-

ber 15, 2005. The center line of this proposed 50 feet wide right of way is described as follows:

In order to reach the beginning point for the center line of the 50 feet wide right of way, begin at a point in the center line of S.R. 414 where the lands now or formerly of Carlyle D. and Linda D Pepper and the northwestern corner of property of Robert H. and Jill S. McNally come together, said point being opposite a found iron pin set near the southern edge of S.R. 414; thence follow the center line of S.R. 414 the following two courses and distances: South 88 degrees 31 minutes 25 seconds East 23.72 feet to a point; thence South 87 degrees 17 minutes 10 seconds East approximately 18.75 feet to another point in the center line of S.R. 414, which is the beginning point for the center line of this 50 feet wide proposed right of way; thence leave the center line of S.R. 414 and go south 19 degrees 50 minutes 27 seconds West 47.49 feet to a point (shown on the above referred to survey as a point A to point B); thence go South 45 degrees 07 minutes 53 seconds East 209.15 feet to a point (shown on the above referred to survey as point B to point C), which point is on the western boundary of the property described in this deed.

The drainage facilities, construction and maintenance of the 50 foot wide right of way from the center line of S.R. 414 to the point that is located 47.49 feet southwest of the beginning point of this right of way (shown as point A to point B), is the responsibility of the Grantors, as the owners of Lot 1 on the above referred to survey, their heirs and assigns, and the Grantees, as the owners of Lot 2 on the above referred to survey, their heirs and assigns.

The drainage facilities, construction and maintenance of the 50 foot wide right of way from the point that is located 47.49 feet southwest of the center line of S.R. 414 to the point where the center line of the right of way intersects with the western boundary of

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Lot 2 on the above referred to survey (shown as point B to point C), is the responsibility of the Grantees herein, as the owner of Lot 2 on the above referred to survey, their heirs and assigns.

The purpose of this right of way is to give the Grantees, their heirs and assigns, the free and uninterrupted use, liberty and privilege of and passage in and along this right of way so that they will have the free ingress, egress and regress to go over this right of way to get from S.R. 414 to the property described in this deed.

TITLE TO SAID PREMISES IS VESTED IN Robert H. McNally and Jill S. McNally, h/w, by Deed from Floyd B. Schrader, Jr. and Nellie W. Schrader, h/w, dated 02/13/2002, recorded 02/14/2002 in Instrument Number 200202032.

Tax Parcel: 18-096.00-057-000-000+.

Premises Being: 14726 Route 414, a/k/a, RR 1 Box 2114, Monroeton, PA 18832-7887.

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 MEL- LON vs. JILL S. McNALLY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 6, 2014

Aug. 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, August 27, 2014 at 10:00

o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN piece, parcel and lot of land, situate, lying and being in the Borough of Sayre, County of Bradford and State of Pennsylvania, bounded and described as follows:

Lot No. 103 according to a plot or survey made by Z. F. Walker and known as Sayre Heights Plot, Harris location and recorded in Bradford County Book of maps No. 1, Page 36, and bounded as follows:

On the North by lands now or formerly of E. H. Johnston; on the East by lands now or formerly of W. S. White; on the South by lands now or formerly of Lena S. Frank, and on the West by Summit Street, having a frontage of sixty eight and five-tenths (68.5) feet on Summit Street, and a depth of One Hundred Forty (140) feet.

BEING the same premises which Ro- mayne L. Smith, by Deed dated February 3, 2005 and recorded February 7, 2005 in the Office of the Recorder of Deeds in and for Bradford County in Deed Instrument #200501249, granted and conveyed unto Keith A. Wilber and Brenda S. Bakley, as Joint Tenants with the Right of Survivorship.

BEING PARCEL NO.: 36-020-23-146-000-000.

BEING KNOWN AS 305 Summit Street, Sayre, PA 18840.

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 GOLDMAN SACHS MORTGAGE COMPANY, BY ITS SERVICER OCW- EN LOAN SERVICING, LLC vs. BREN- DA S. BAKLEY & KEITH WILBER.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 6, 2014

Aug. 5, 12, 19

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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, August 27, 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 situate in the Township of Athens, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the low water mark of the Susquehanna River, said point being a distance of one hundred forty-seven (147) feet southerly from the New York State-Pennsylvania line; thence continuing along the low water mark of the Susquehanna River in a southerly direction a distance of forty-two (42) feet to a point, being the Northeast line of lands now or formerly of Maude Cook; thence in a westerly directions along the lands now or formerly of Maude Cook to a point, being the East line of a swamp; thence along the swamp line in an irregular direction a distance of forty-two (42) feet more or less to a point, being the Southwest corner of lands of Lester Warner, now or formerly; thence along the South line of lands now or formerly of Lester Warner in an easterly directions t the low water mark of the Susquehanna River, the place of beginning.

Being the same premises conveyed to Henry Norton and Donna Norton by Quit Claim Deed dated September 5, 1991 and recorded in the Bradford County Recorder's Office on September 5, 1991 in Book 187, Page 335.

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 GUTHRIE FEDERAL CREDIT UNION vs. HENRY J. NORTON & DONNA NORTON.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 6, 2014

Aug. 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, August 27, 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 Township of Ridgebury, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a spike in the center of Township Route 793, said spike being located 1,681.26 feet more or less Westerly from the point where said Township Route 793 intersects with the corner of Township Route 690; thence the following (8) courses and distances along the center of said Township Route #793 to a spike in the center of said road for a corner,

(1) South 78° 57' 17" West a distance of 87.07 feet

(2) South 81° 38' 40" West a distance of 333.20 feet

(3) South 79° 22' 49" West a distance of 176.90 feet

(4) South 75° 19' 41" West a distance of 216.46 feet

(5) South 72° 52' 01" West a distance of 226.50 feet

(6) South 76° 05' 04" West a distance of 76.03 feet

(7) North 87° 19' 33" West a distance of 69.99 feet

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(8) North $68^{\circ} 12' 47''$ West a distance of 120.99 feet

Thence through an iron pin at the side of the road North 8 degrees $51' 54''$ East, a distance of 159.55 feet along a fence and lands now or formerly of Clifford Wilcox et ux to an iron pin for a corner; South $87^{\circ} 25' 48''$ East along a fence and lands now or formerly of said Wilcox a distance of 317.14 feet to an iron pin for a corner; thence North 0 degrees $29' 08''$ East along a fence and stone wall and lands of now or formerly said Wilcox a distance of 173.71 feet to an iron pin; thence South 87 degrees $50'$ East along a stonewall and lands now or formerly of Charles H. Chapman a distance of 1,097.89 feet to an iron pin for a corner set in the center of 12 foot right-of-way; thence along the center of said 12 foot right of way the following nine (9) courses and distances to spike in the center of said Township Route 793, the point and place of beginning:

(1) South $10^{\circ} 30' 16''$ East a distance of 217.12 feet

(2) South $25^{\circ} 30' 17''$ East a distance of 208.80 feet

(3) South $4^{\circ} 17' 57''$ East a distance of 74.93 feet

(4) South $35^{\circ} 34' 58''$ West a distance of 135.90

(5) South $6^{\circ} 25' 48''$ West a distance of 107.18 feet

(6) South $8^{\circ} 22' 52''$ East a distance of 154.30 feet

(7) South $14^{\circ} 43' 58''$ West a distance of 121.44

(8) South $20^{\circ} 53' 18''$ West a distance of 135.22 feet

(9) South $15^{\circ} 05' 08''$ West a distance of 576.14 feet

Being known as: 291 SUNSET ROAD, MILAN, PENNSYLVANIA 18831.

Title to said premises is vested in Cindy Rinebold and Carlo Colon by deed from Roy M. Thompson, single dated September 8, 2006 and recorded September 13, 2006 in Instrument Number 200611542.

PARCEL ID: 30-031.00-065-000-000.

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 JP MORGAN CHASE BANK vs. CARLO COLON & CINDY RINEBOLD. Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 6, 2014

Aug. 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, August 27, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land in Sheshequin Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the center line of Township Road No. 685 and the common boundary line of the herein described premises and line of lands now or formerly of Thomas Bennett, being the southeastern corner of the herein described premises; thence along the center of Township Road No. 685, South 70° West 205 feet to a point; thence South 73° West 120 feet to a point; thence South $79^{\circ} 30'$ West 400 feet to a point; thence North 16° East 342 feet through a pin on the north line of Township Road No. 685 to an iron pin; thence North $89^{\circ} 30'$ East 700 feet to an iron pin; thence South 31° West 185 feet through an iron pin on the north line of Township Road

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No. 685 to the center line of said township road, the place of beginning.

BEING the same premises as shown on Survey Map No. 6057 of George K. Jones, County Surveyor, dated December 15, 1966.

BEING KNOWN AS RR 1 Box 120H, Ulster, PA 18850.

BEING Tax Parcel No. 38-060-00-083-000-000.

BEING the same premises which Douglas S. Chaffee and Melba D. Chaffee, his wife, by deed dated November 9, 2005 and recorded November 18, 2005 in and for Bradford County, Pennsylvania, as Instrument #200513463, granted and conveyed unto Carl L. Ward and Diann M. Ward, 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 US BANK NATIONAL ASSOCIATION vs. CARL L. WARD, DIANN M. WARD.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
August 6, 2014

Aug. 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, August 27, 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 a 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 right-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, CANTON, PENNSYLVANIA 17724.

Title to said premises is vested in Margaret J. Rieco, a/k/a Margaret Rieco and Derrick S. Rieco, husband and wife, by deed from Nickolas A. Pomarico and Kimberly A. Pomarico, his wife, husband and wife, dated June 8, 2007 and recorded June 28, 2007 in Instrument Number 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
August 6, 2014

Aug. 5, 12, 19