



## BRADFORD COUNTY LAW JOURNAL

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BRADFORD COUNTY COURT CALENDAR  
November 24, 2014 through November 28, 2014  
(Subject to Change)

**Hon. Maureen T. Beirne, Judge**

**Monday, November 24**

|          |                                     |                            |               |
|----------|-------------------------------------|----------------------------|---------------|
| 8:30 am  | Formal Arraignments—Com. of PA v.   |                            |               |
| Parker   | CR-0000470-14                       | Sanderson                  | CR-0000796-14 |
| Buynak   | CR-0000786-14                       | Vandyke                    | CR-0000785-14 |
| Hart     | CR-0000787-14                       | Vandyke                    | CR-0000788-14 |
| 9:00 am  | Pet. to Revoke Parole/Probation/ARD |                            |               |
|          | Com. of PA v. Muzzy                 |                            | CR-0000681-13 |
| 9:30 am  | ARD Court—Com. of PA v.             |                            |               |
| Bruno    | CR-0000506-14                       | MacDougall                 | CR-0000718-14 |
| Jones    | CR-0000735-14                       | Schmidt                    | CR-0000722-14 |
| Beers    | CR-0000715-14                       | Tillotson                  | CR-0000747-14 |
| Glisson  | CR-0000716-14                       | Westbrook                  | CR-0000721-14 |
| 10:00 am | Sentencing                          | Com. of PA v. Laudenslager | CR-0000519-14 |
| 10:15 am |                                     | Com. of PA v. Benson       | CR-0000384-14 |
| 11:15 am |                                     | Com. of PA v. McIntyre     | CR-0000404-14 |
| 11:45 am | Plea Hrng.                          | Com. of PA v. Phillips     | CR-0000633-14 |
| 1:00 pm  | Contempt Hrng.                      | Kithcart v. Kithcart       | 2011FC0029    |
|          | Habeas                              | Com. of PA v. Hopper       | CR-0000068-14 |
|          |                                     | Com. of PA v. Hopper       | CR-0000137-14 |

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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.

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## BRADFORD COUNTY LAW JOURNAL

### 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

##### **Baluski, Caroline**

Late of Sayre Borough (died September 10, 2014)

Executor: Michael Guiles, 356 Watkins Street, Factoryville, PA 18419

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

##### **Schrader, Nellie Elizabeth a/k/a Nellie E. Schrader**

Late of Burlington Borough (died October 24, 2014)

Executrix: Laurie Shanks, 405 West Pine Street, Athens, PA 18810

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

##### **Streck, Gary W.**

Late of Rome Borough (died July 11, 2014)

Executor: Jeffrey A. Streck, 377 Seven Hills Drive, Rome, PA 18837

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

#### SECOND PUBLICATION

##### **Brink, Joann G.**

Late of Towanda (died October 4, 2014)

Executrix: Phyllis M. Brink 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

##### **Ryerson, Thomas Edward**

Late of Leroy Township (died October 17, 2014)

Administrator: John A. Ryerson, 8193 East Sand Flower Drive, Scottsdale, AZ 85266

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

### MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF COMMON  
PLEAS OF BRADFORD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW

NO. 2014QT 0005

KERRY E. VANNOTE AND  
DIANE L. VANNOTE, RESIDING  
AT 306 LYNCH ROAD,  
TOWANDA, PA 18848,  
PLAINTIFFS

vs.

MINOR MARTZ, DECEASED;  
FLORENCE MARTZ a/k/a  
FLORENCE HILL MARTZ a/k/a  
L. FLORENCE HILL MARTZ,  
DECEASED; MARY MARTZ  
BROWN, RESIDING AT 80 SPRING  
STREET, APT. B2, WAVERLY,  
NY 14892-1239; JANETTA GOFF,  
DECEASED; FRANKLIN D. GOFF,  
DECEASED; JOANIE CLEGG,  
RESIDING AT 331 HORSES NECK  
ROAD, SWANSEA, SC 29160;  
TONY GOFF, RESIDING AT 185  
MIMOSA ST., ST. MATTHEWS, SC  
29135; GARY GOFF, RESIDING  
AT 371 HORSES NECK RD.,  
SWANSEA, SC 29160-9765; THEIR  
HEIRS AND ASSIGNS, AND ANY

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AND ALL PERSONS CLAIMING  
ANY RIGHT, TITLE OR INTEREST  
IN AND TO THE SUBJECT  
PREMISES, MORE SPECIFICALLY  
THE OIL AND GAS INTERESTS  
PERTAINING THERETO, SITUATE  
IN BURLINGTON TWP.,  
BRADFORD CO., PENNA.,  
DEFENDANTS

ACTION TO QUIET TITLE

TO: MINOR MARTZ, DECEASED,  
FLORENCE MARTZ a/k/a FLOR-  
ENCE HILL MARTZ a/k/a L. FLOR-  
ENCE HILL MARTZ, DECEASED,  
JANETTA GOFF, DECEASED,  
FRANKLIN D. GOFF, DECEASED,  
their heirs, executors, administrators,  
 devisees and assigns, and any and all  
persons claiming any right, title and inter-  
est in and to the subject premises situate  
in the Township of Burlington, County  
of Bradford and Commonwealth of  
Pennsylvania, herein described

All that undivided one-half interest in and  
to those certain oil, gas and mineral interests  
in and under the tract or Parcel of land situate  
in the Township of Burlington, County  
Bradford and Commonwealth of Pennsyl-  
vania, bounded and described as follows:  
BEGINNING at a point in the centerline of  
a private road in the ownership of Francis  
Carman, now or formerly; run thence in a  
westerly direction along the south line of  
lands now or formerly of Roger E. Harman  
et ux for a distance of approximately 400 feet  
to a point; run thence in a northerly direction  
for a distance of approximately 240 feet to a  
point, said point being in the northerly line  
now or formerly of Roger E. Harman et ux.;  
run thence along said northerly line in an  
easterly direction and for a distance of 400  
feet to the place of beginning. The tract  
hereby conveyed being triangular in shape  
and containing 1 acre more or less. TAKE  
NOTICE THAT the above-named Plaintiffs

have filed a Complaint in Quiet Title in the  
aforesaid Court as of the above term and  
number.

NOTICE

The above-named Plaintiffs are praying  
the Court to adjudicate and decree their title  
and right of possession to said premises,  
more particularly described in the said  
Complaint, indefeasible as against all rights  
and claims whatsoever, and you are hereby  
notified to file an Answer within twenty (20)  
days following the date of this publication,  
in default of which an Order may be entered  
as prayed against you, requiring you to take  
such action as may be ordered by the Court  
within thirty days after the entry of such  
Order in default of which final judgment  
shall be entered.

The Court has ordered that service of said  
Complaint be made upon you by publication  
and if you wish to defend, you must enter a  
written appearance personally or by attorney  
and file your defenses or objections in writ-  
ing with the Court. You are warned that if  
you fail to do so, the case may proceed  
without you and a judgment may be entered  
against you without further notice for the  
relief requested by Plaintiff. You may lose  
money or property or other rights important  
to you.

YOU SHOULD TAKE THIS PAPER  
TO YOUR LAWYER AT ONCE. IF YOU  
DO NOT HAVE A LAWYER, GO TO OR  
TELEPHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN PROVIDE  
YOU WITH INFORMATION ABOUT  
HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE  
A LAWYER, THIS OFFICE MAY BE  
ABLE TO PROVIDE YOU WITH INFOR-  
MATION ABOUT AGENCIES THAT  
MAY OFFER LEGAL SERVICES TO  
ELIGIBLE PERSONS AT A REDUCED  
FEE OR NO FEE.

Prothonotary's Office  
Bradford County Courthouse  
Towanda, PA 18848  
(570) 265-1705

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JAMES A. PRUYNE, ESQUIRE  
DUVALL, REUTER & PRUYNE  
Attorneys for Plaintiffs  
14 Park St.  
Towanda, PA 18848  
(570) 265-2115

Nov. 18

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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, November 26, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL NO: 1

ALL THOSE CERTAIN lots, pieces or parcels of land located in Sayre Borough, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING in the South line of lot known as Mills lot two hundred fifty (250) feet from the Southeast corner of said Mills lot;

THENCE westerly along said South line fifty (50) feet to a corner; thence Northerly on a lone parallel with the east line of the said Mills lot one hundred seventy-seven (177) feet more or less, to the South line of a new street, being an extension of Chemung Street on the West; thence Easterly along the South line of said street fifty (50) feet to a corner; thence Southerly on a line parallel with East line of said Mills lot one hundred seventy-seven (177) feet, more or less, to the place of beginning.

PARCEL NO: 2

ALL THOSE CERTAIN lots, pieces or parcels of land located in Sayre Borough, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the South line of what is known as the Mills lot as the Southeast corner of the Polly McCaslin lot

two hundred fifty (250) feet West of the Southeast corner of said Mills Lot; running thence Easterly along the South line of said Mills lot fifty (50) feet to a corner; thence Northerly on a line parallel with the East side of said Mills lot one hundred seventy-eight (178) feet, more or less, to a point in the south line of Chemung street; thence Westerly along the South line of Chemung Street fifty (50) feet to the Northeast corner of the Polly McCaslin lot one hundred seventy-eight (178) feet, more or less to the place of beginning.

\*These are 2 different tracts of land existing under one parcel number.

BOTH KNOWN AS PARCEL: 36-020.22-499-000-000.

COMMONLY KNOWN AS: 331 Chemung St., Sayre, PA 18840, Bradford County.

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 JMPC vs. MARY JO COOLEY & LARRY COOLEY.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
November 5, 2014

Nov. 4, 11, 18

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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, November 26, 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

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of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the South line of Herrick Avenue, said point being in the centerline of Lot No. 30 of the George E. Herrick Plot as surveyed by N.F. Walker in May 1903, said plot being duly recorded in the Bradford County Recorder's Office; thence easterly along the South line of said Herrick Avenue, 94.3 feet to the northeast corner of said Lot No. 30; thence southerly along the east line of Lot No. 30 and Lot No. 18 and along the west line of Lot No. 31 and Lot No. 17, 312 feet to a point for a corner; thence westerly on a line parallel with the south line of said Herrick Avenue, 95.6 feet to a point for a corner; thence northerly on a line parallel with the said east line of Lot No. 30 and Lot No. 18, 81 feet to a point for a corner in the South line of said Lot No. 30 and the north line of said Lot No. 18; thence easterly along the south line of Lot No. 30, 1.3 feet to a point for a corner; thence northerly on a line parallel with the east line of Lot No. 30, said course being the east one-half portion of Lot No. 30 and the northeastern portion of Lot No. 18 of said plot.

The above described premises are subject to terms of an agreement between Richard J. Osmun and Lettie R. Osmun, his wife, and recorded 18 November 1969 in Bradford County Deed Book 464 at Page 193, said agreement governing the use and expense of maintenance of a well situate on the centerline of said Lot No. 30.

TAX PARCEL # 09-020.18-078-000-000.

BEING KNOWN AS: 256 Herrick Avenue, 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 NATIONSTAR MORTGAGE vs. PENNY THOMAN & RICHARD THOMAN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
November 5, 2014

Nov. 4, 11, 18