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**Bradford County Law Journal**

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Clare Printing

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Telephone (570) 888-2244 FAX (570) 888-2295

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.

Subscription \$75.00 per annum, \$3.00/individual copies.

## 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.

### SECOND PUBLICATION

#### **Arnold, Charlotte D.**

Late of Athens Borough (died September 5, 2014)

Co-Executrices: Gail M. Arnold, 127 Elm St., Athens, PA 18810 and Mary H. Arnold, 5510 E. Rancho Manana Blvd., Cave Creek, AZ 85331

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

#### **Baldwin, Theresa M.**

Late of Bradford County (died September 14, 2014)

Executors: Niemiec, Smith & Pellingier, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingier, 427 Main Street, Towanda, PA 18848

#### **Goodrich, Russell A.**

Late of South Creek Township (died September 7, 2014)

Executrix: Vera G. Berry, 30070 Rt. 14, Gillett, PA 16925

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

### THIRD PUBLICATION

#### **Moughan, Mary E.**

Late of Sayre Borough (died September 13, 2014)

Executor: William P. Moughan c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

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

#### **Shores, David Lee**

Late of Towanda (died May 31, 2014)

Executrix: Tina Louise Lane 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

#### **Weldy, Thomas E.**

Late of Towanda (died April 9, 2014)

Executrix: Patricia M. Pipp c/o Patrick Lee Beirne, Esquire, 11 Bridge St., P.O. Box 231, Towanda, PA 18848

Attorney: Patrick Lee Beirne, Esquire, 11 Bridge St., P.O. Box 231, Towanda, PA 18848

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### REGISTER'S NOTICE

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0814-0073 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF LORI CERIO, Administratrix of the Estate of Gordon R. Corl, late of Athens Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 12th day of November, 2014.

Shirley Rockefeller  
Register of Wills

Oct. 28; Nov. 4

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### REGISTER'S NOTICE

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0813-0285 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF JOHN HEATON AND PAUL HEATON, Co-Executors of the Estate of Enid Heaton, late of Troy Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 18th day of November, 2014.

Shirley Rockefeller  
Register of Wills

Nov. 4, 11

## BRADFORD COUNTY LAW JOURNAL

### MISCELLANEOUS LEGAL NOTICE

The consolidated return of the 2012 Bradford County Upset Tax Sale held September 8, 2014, has been presented to the Bradford County Court of Common Pleas and confirmed nisi on September 22, 2014. Objections and exceptions thereto may be filed by any owner or lien creditor within thirty (30) days from this date or the return will be confirmed absolute.

Becky Clark, Director  
Bradford County Tax Claim Bureau

Nov. 4

### FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of the Act of Assembly of December 16, 1982, P.L. 1309 No. 295 (54 Pa. C.S.A. Section 211), as amended, of intention to file in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or before October 31, 2014, a Certificate for the conduct of a business in Bradford County, Pennsylvania, under the assumed or fictitious name, style or designation of:

ATHENS HEALTH AND  
REHABILITATION CENTER  
with its principal place of business at: 200 South Main Street, Athens, PA 18810.

The name and address of the company owning and interested in said business is: Kling Health II, LLC, 1388 State 487, Bloomsburg, PA 17815.

MICHAEL J. CASALE, JR., ESQUIRE  
1500 Sycamore Road  
Suite 120  
Montoursville, PA 17754

Nov. 4

### SHERIFF'S SALE

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, 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 ills 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.

## BRADFORD COUNTY LAW JOURNAL

\*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

### 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, 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 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