
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 Prot. 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

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

Barrett, Helen Elizabeth a/k/a Helen Elizabeth Beirne Barrett a/k/a Betty Barrett

Late of Asylum Township (died January 10, 2020)

Co-Executors: Patrick J. Barrett, III and Daniel J. Barrett, 723 1/2 South Main Street, Athens, PA 18810

Bender, Charles James a/k/a Charlie Bender

Late of Canton Township (died January 30, 2020)

Co-Executors: Charles D. Bender, 5107 Fifth Avenue Drive NW, Bradenton, FL 34209 and Eric J. Bender, 1850 Ponds Circle, Anchorage, AK 99507

Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Bourne, Gerald L.

Late of West Burlington Township (died January 13, 2020)

Executor: Ellery C. Bourne, 840 Soper Drive, Columbia Cross Roads, PA 16914

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

Burk, Clyde E.

Late of Troy Township (died December 14, 2019)

Executrix: Debra A. Gardner, 278 Gorham Street, Canandaigua, NY 14424

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

Ellis, Sylvia Ann a/k/a Sylvia A. Ellis a/k/a Sylvia Ellis

Late of Bradford County (died September 7, 2019)

Executor: John J. Lukach c/o Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

Attorney: Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

Grace, Donald L.

Late of Wysox Township (died February 11, 2020)

Co-Executors: Dennis L. Grace, 603 Carl Street, Endicott, NY 13760 and Ronald G. Grace, 6231 Newark Valley Maine Road, Newark Valley, NY 13811

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

O'Neil, Mary Theresa a/k/a Mary T. O'Neil

Late of New Albany

Administratrix: Patricia A. O'Neil, P.O. Box 1696, Kingston, PA 18704

Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

Twigg, James A.

Late of Sayre Borough

Executor: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

Attorneys: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

Vanderpool, Eustace R.

Late of Columbia Township (died February 14, 2020)

Executrix: Mellany J. King, 325 Starhigh Road, Lawrenceville, PA 16929

BRADFORD COUNTY LAW JOURNAL

Attorneys: David J. Brann, Esquire,
Brann, Williams, Caldwell & Blaney,
1090 West Main Street, Troy, PA 16947

SECOND PUBLICATION

Shipman, Anita S.

Late of Burlington Township (died
January 5, 2020)

Executor: Albert Shipman c/o Zachary
R. Gates, Esquire, Gates Law Office
PLLC, 122 Elmira St., Ste. A, Troy, PA
16947

Attorneys: Zachary R. Gates, Esquire,
Gates Law Office PLLC, 122 Elmira St.,
Ste. A, Troy, PA 16947

Stage, George A.

Late of Ridgebury Township (died
January 1, 2020)

Executrix: Colleen J. Cotter, 2912
Rolling Hills Road, Ulster, PA 18850

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

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, March 25, 2020 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 South Creek, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of SR14 where the property described in Lot No. 1 on the below referred to survey and property described in this lot come together; thence, leave the centerline of said state route and go North 14 degrees 46' 22" West 293.34 feet through a pin set near the edge of said state route and on to a second pin for a corner; thence, South 86 degrees 06' 41"

East 409.52 feet through a pin set near the edge of a creek and on to a point in the centerline of said creek; thence, follow the centerline of said creek South 17 degrees 36' 50" East 137.34 feet to another point in the centerline of said creek, which is also in the centerline of SR14; thence, follow the centerline of said state route the following two (2) courses and distances: South 70 degrees 46' 53" West 303.96 feet; thence, South 74 degrees 14' 41" West 91.76 feet to another point in the centerline of said state route, which is the point and place of beginning.

Containing 1.949 acres, more or less.

Being and intending to describe the lot mark Lot 2, 1.949 acres on Survey by John W. Ward, Registered Surveyor, Survey dated April 10, 1989 and being Map No. S-50.

Title to said Premises vested in Renee Cairo a/k/a Renee Marshall by Deed from Carl M. Oldroyd dated August 27, 2004 and recorded on September 3, 2004 in the Bradford County Recorder of Deeds as Instrument No. 200411245.

Being known as: 33831 Route 14, Gillett, PA 16925.

Tax Parcel Number: 40-016.00-034-004.

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 BAYVIEW LOAN SERVICING, LLC vs. RENEE CAIRO a/k/a RENEE MARSHALL.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Mar. 4, 2020

Mar. 3, 10, 17

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Brad-

BRADFORD COUNTY LAW JOURNAL

ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, March 25, 2020 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 South Creek, County of Bradford, State of Pennsylvania, bounded and described as follows:

Beginning at the southwest corner of the herein described tract, said point being a corner of lands now or formerly of Earl Saunders and Byron Ames; thence South along the northern line of said Ames Tract 80 deg 01' East 169.22 feet to a point in the center of a road leading from Troy to Elmira; thence south 82 deg 40' East along the northern line of property now or formerly of Frank Palmer a distance of 195.98 feet to a corner; thence North 12 deg 40' East along the western line of property of the said Palmer a distance of 219.74 feet to a corner; thence North 77 deg 07' West along the southern line now or formerly of F.B. Dunning a distance of 197.35 feet to a point in the center of said road south 12 deg 6' West a distance of 128.79 feet; thence north 82 deg 01' West along the southern line of property now or formerly of Earl Saunders a distance of 166.22 feet to a point; thence South 14 deg 03' West a distance of 104.75 feet to the place of beginning.

Containing 1.39 acres of land, be the same, more or less.

Title to said Premises vested in Mark A. Briggs and Deanna S. Briggs by Deed from Dolores Jean Strong dated March 29, 2000 and recorded on April 4, 2000 in the Bradford County Recorder of Deeds as Instrument No. 200002708.

Being known as: 32124 Route 14 a/k/a 32124 RR 14, Gillett, PA 16925.

Tax Parcel Number: 40-016.00-082-000-000.

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 BAYVIEW LOAN SERVICING, LLC vs. MARK A. BRIGGS & DEANNA S. BRIGGS.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Mar. 4, 2020

Mar. 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, March 25, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

All those certain lots, pieces or parcels of land situate and being in the Borough of Burlington, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

TRACT NO. 1: Commencing at a point in the centerline of Roosevelt Highway Route No. 6 running from Townanda to Troy, said point being at the northwesterly corner of lands now or formerly of Grace Pierce Veltry; thence South 14° 10' East 275 feet along the westerly line of lands now or formerly of said Grace Pierce Veltry, through a pin situate in the southerly line of said highway to a pin situate at the southwesterly corner of lands now or formerly of said Grace Pierce Veltry, said pin being situate in the northerly line of lands now or late of Kenneth R. Schill; thence South 88° 20' West 49 feet

BRADFORD COUNTY LAW JOURNAL

along the northerly line of lands now or late of said Kenneth R. Schill to a point, thence North 22° 30' West 274 feet along lands now or formerly of Eva Campbell and through a pin in the southerly lie of said Highway to a point in the centerline of said highway, thence North 81° East 77 feet along the centerline of said Highway to a point in the centerline of said Highway, said point being situate at the southwesterly corner of lands now or formerly of Gertrude M. Dell; thence North 85° 30' East 11 feet along the centerline of said Highway to the place of beginning.

The foregoing description is according to survey by George K. Jones, Bradford County Surveyor, dated April 19, 1963, Survey No. 4889.

TRACT NO. 2: Commencing at a point in the centerline of Roosevelt Highway Route No. 6 and said point also being at the northwesterly corner of lands now or formerly of Mabel Brown and at the northeasterly corner of lands hereby conveyed; thence South 03° East 268 feet through a pin along the common boundary line of lands hereby conveyed and lands of said Brown, now or formerly, to a pin situate in the northern line of lands now or late of Kenneth R. Schill; thence along the northerly boundary line of lands of said Kenneth, now of formerly, South 88° 20' West 71 feet to a pin situate at the southeasterly corner of lands conveyed by Eva L. Campbell to Robert A. and Marian J. Weldy; thence along of said lands of Robert A. and Marian J. Weldy, now or formerly, North 14° 10' West 275 feet through a pin to the center of said Roosevelt Highway Route 6; thence along the center of said highway North 85° 30' East 75 feet; thence 87° East 48.5 feet to the place of beginning, containing approximately 0.6 acres of land be the same more or less.

The foregoing description is according to survey prepared by George K. Jones, County Surveyor, dated February 27, 1956.

No. 3175, said survey being hereby incorporated by reference and made a part of the herein description.

BEING KNOWN AS: 16860 ROUTE 6 f/k/a 29 MAIN STREET, BURLINGTON, PA 18814.

PROPERTY ID NUMBER: 11/071.03/040/000 000/.

BEING THE SAME PREMISES WHICH THERESA ROBINSON, AS EXECUTRIX OF THE ESTATE OF ROBERT WELDY, DECEASED BY DEED DATED 8/12/2005 AND RECORDED 8/17/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK/ PAGE INSTRUMENT # 200509275, GRANTED AND CONVEYED UNTO CHRISTOPHER G. WELDY AND TRACEY L. WELDY, 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 M&T BANK vs. CHRISTOPHER WELDY & TRACEY WELDY.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Mar. 4, 2020

Mar. 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, March 25, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

BRADFORD COUNTY LAW JOURNAL

ALL That Certain Lot, Piece Or Parcel Of Land, Lying And Being In The Township of North Towanda, County of Bradford, Commonwealth Of Pennsylvania, Bounded And Described As Follows:

Commencing At A Point In The Centerline Of U S And Pennsylvania Route No. 6, Said Point Being North 68 Degrees West A Distance Of 250 Feet From The Common Intersecting Point Of The Centerline Of U S And Pennsylvania Route No. 6, The Westerly Line Of Lands Now Or Late Of George Kinsman And The Northeasterly Corner Of The Premises Hereby Described; Thence South 68 Degrees East 250 Feet Along The Centerline Of Said U S And Pennsylvania Route No. 6 To The Line Of Lands Now Or Late Of Said Kinsman; Thence South 64 Degrees West A Distance Of 300 Feet Along The Line Of Said George Kinsman Through A Pin In The Southerly Right Of Way Line Of Said U S And Pennsylvania Route No. 6 To A Pin In The Line Of Lands Of Said George Kinsman; Thence North 68 Degrees West 200 Feet Along The Other Lands Of David W. And Muriel H. Lafy, Now Or Formerly, To A Pin; Thence In A Straight Line In A Northeasterly Direction To The Place Of Beginning.

The Aforesaid Premises Are Conveyed Under And Subject To Any Rights Of Way And Easement That Now Appear Of Record In The Chain Of Title, Including But Not Limited To The Right Of Way For Said U S And Pennsylvania Route No. 6.

There Is Presently A Water Pipe Crossing The Westerly Portion Of The Said Above Described Premises Which Conducts Water From A Spring On Other Lands Of David W. And Muriel H. Lafy, Now Or Formerly, Across The Westerly Portion Of Said Above Premises To Other Lands Of David W. Lafy Et Ux, Now Or Formerly The Said David W. And Muriel H. Lafy, Do Hereby Except And Reserve Unto Themselves, Their Heirs And Assigns, Forever, The Right, Privilege

And Easement Of Maintaining And Keeping Said Water Pipe Upon Said Above Described Premises Together With The Right Of Ingress, Egress And Regress To And From Said Water Pipe And All Portions Thereof For The Purpose Of Maintaining, Repairing And Replacing Said Pipe.

BEING KNOWN AS: 23208 ROUTE 6, TOWANDA, PA 18848.

PROPERTY ID NUMBER: 51-073-00-107-000-000.

BEING THE SAME PREMISES WHICH ALAN M. BAKER AND KAREN E. BAKER BY DEED DATED 6/29/2004 AND RECORDED 7/2/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE , GRANTED AND CONVEYED UNTO ALAN M. BAKER, NOW DECEASED AND KAREN E. BAKER.

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 PENNYMAC LOAN SERVICES vs. KAREN E. BAKER.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
Mar. 4, 2020

Mar. 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, March 25, 2020 at 10:00 o’clock in the forenoon the following described property to wit:

BRADFORD COUNTY LAW JOURNAL

Parcel No. 40-016.00-162-000-000.

ALL that certain lot, piece or parcel 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 Pennsylvania State Highway No. 14 where the lands of now or formerly William Gordon meet to the North with the lands of now or formerly Elizabeth Congdon; thence along the centerline of State Highway No. 14 South 6° 00' 05" West 214.78 feet; thence North 87° 00' West 165 feet to a pin; thence North 6° 00' 05" East 221.19 feet to a pin; thence South 85° 07' 11" East 164.8 feet to the centerline of Pennsylvania State Highway No. 14 the point and place of beginning.

The above lot is described in the Elizabeth Congdon and William Gordon survey prepared by John Ward, a Registered Surveyor, dated November 2, 1983, Map No. S-18.

BEING AND INTENDING TO DESCRIBE the lands conveyed by Dorothy L. Stout to Kenneth E. Stone and Cheryl J. Stone, his wife by deed dated March 1, 1991 and recorded to Bradford County Book 170 at Page 228.

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 SOUTH CREEK TOWNSHIP vs. KENNETH E. STONE & CHERYL J. STONE.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Mar. 4, 2020

Mar. 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, March 25, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL those certain lots, pieces and parcels of land situate, lying and being in the Township of Albany, County of Bradford, and State of Pennsylvania, bounded and described as follows:

LOT NO. 1

COMMENCING at a pin in the easterly line of State Highway Route No. 220 going from New Albany to Monroeton, said pin being North 62 degrees 30 minutes East a distance of 50 feet from a point in the center line of said Route 220, said point in the center line of said Route 220 being a distance of 1,075 feet in a southerly direction along the center line of said Route 220 from the north line of lands now or late of Blanche Brown and the south line of lands now or late of Corliss Howard; thence from said place of beginning North 62 degrees 30 minutes East 100 feet to a pin; thence South 29 degrees East 50 feet to a pin; thence South 62 degrees 30 minutes West 100 feet to a pin, said pin being North 16 degrees East a distance of 70 feet from the southeasterly corner of lands late of William Stanley et ux and now or late of Walter J. Shock et ux; thence North 29 degrees West 50 feet to the place of beginning.

LOT NO. 2

COMMENCING at a pin in the easterly line of Route 220, said pin being at the northwesterly corner of Lot No. 1 above described and being the same point of beginning as set forth as the point of beginning in Lot No. 1 above described; thence North

BRADFORD COUNTY LAW JOURNAL

29 degrees West 50 feet along the easterly line of said Route 220 to a pin; thence North 62 degrees 30 minutes East 100 feet along other lands now or late of Blanche Brown to a pin; thence South 29 degrees East 50 feet to a pin, said pin being at the northeasterly corner of lands described as Lot No. 1 above; thence South 62 degrees 30 minutes West 100 feet along the northerly line of Lot No. 1 above described to the place of beginning.

LOT NO. 3

COMMENCING at a point in the easterly line of State Highway Route 220 leading from New Albany to Monroeton, said point being North 29 degrees West a distance of 100 feet along the easterly line of said State Highway Route 220 from the northwesterly corner of lands now or late of Leon Abrams; thence from said point of beginning, North 62 degrees 30 minutes East a distance of 125 feet to a point; thence South 29 degrees East 300 feet to a point; thence South 62 degrees 30 minutes West 125 feet to a point in the easterly line of said State Highway Route 220; thence North 29 degrees West 100 feet along the easterly line of said State Highway Route 220; thence North 29 degrees West 100 feet along the easterly line of said State Highway Route 220 to a pin situate at the southeasterly corner of lands now or late of Leon D. Abrams; thence North 62 degrees 30 minutes East a distance of 100 feet along the southerly line of lands of said Leon D. Abrams to a point; thence North 29 degrees West a distance of 100 feet along the easterly line of lands of said Leon D. Abrams to a point situate at the northeasterly corner of lands of Leon D. Abrams; thence South 62

degrees 30 minutes East a distance of 100 feet to the easterly line of State Highway Route 220; thence North 29 degrees West 100 feet along the easterly line of State Highway Route 220 to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RENEE LAWRENCE, SINGLE, by Deed from TEXAS LAWRENCE, JR., SINGLE, RENEE LAWRENCE, SINGLE, AND MARY A. LAWRENCE, GAURDIAN OF THE SAID MINOR, MICHAEL A. LAWRENCE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, Dated 08/23/1985, Recorded 09/05/1985, in Book 12, Page 302.

Tax Parcel: 0212400008000000.

Premises Being: RR 2 BOX 179 a/k/a 6832 ROUTE 220, NEW ALBANY, PA 18833.

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 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR CIM TRUST 2016-4, MORTGAGE-BACKED NOTES, SERIES 2016-4 vs. RENEE LAWRENCE.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Mar. 4, 2020

Mar. 3, 10, 17