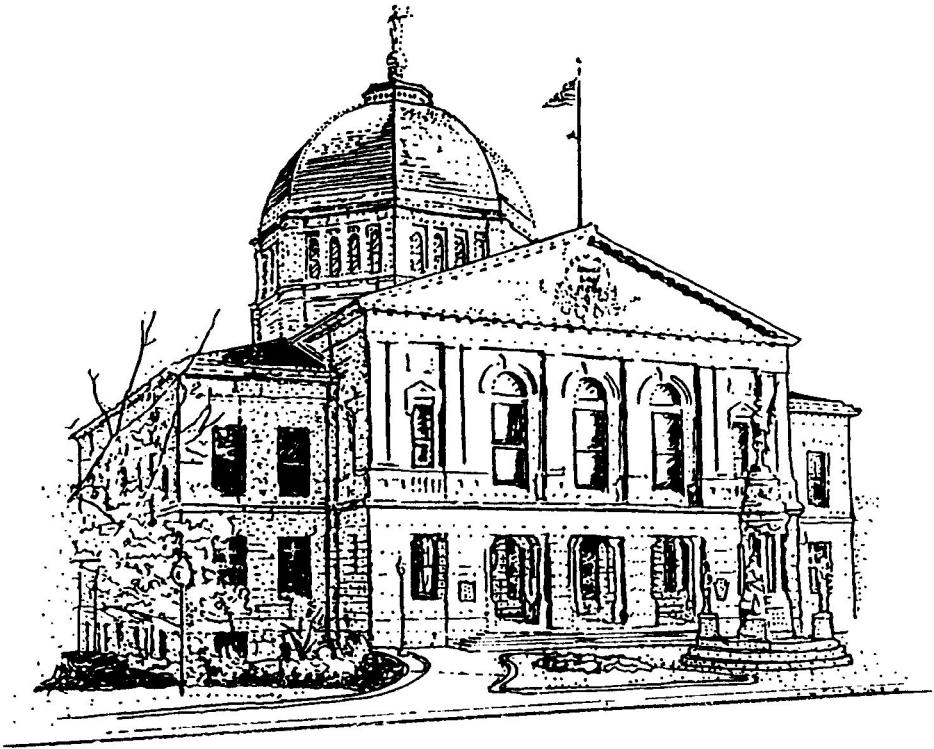


# Bradford County Law Journal

ISSN 1077-5250

Vol. 6 Towanda, PA Tuesday, March 11, 2014

No. 5



The Court:

The Honorable Maureen T. Beirne, President Judge

Editors:

Albert C. Ondrey, Esquire, Chairman

Daniel J. Barrett, Esquire

Deborah Barr, Esquire

Frances W. Crouse, Esquire

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**Bradford County Law Journal**

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Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

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.

#### FIRST PUBLICATION

##### **Bishop, Donald E.**

Late of Bradford County  
Executrix: Malisa Bishop 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

##### **Johnston, Anna Mae**

Late of New Albany Borough (died November 13, 2013)  
Executrix: Donna J. Sarnosky, 345 Second Street, Laceyville, PA 18623  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

##### **Miller, William Bush**

Late of Wyalusing  
Executrices: Lisa A. Miller, 176 John Street, Wyalusing, PA 18853 and Elaine M. Miller, 79 South Grand Avenue, Poughkeepsie, NY 12603  
Attorneys: Michael Briechle, Esquire, Briechle Law Offices, P.C., 4 Chestnut Street, Montrose, PA 18801

#### SECOND PUBLICATION

##### **Frey, Charles C.**

Late of Rome Township (died December 5, 2013)

Executrix: Verna Talmon, 758 Harrington Road, Ulster, PA 18850  
Attorney: Frederick C. Luther, Esquire, 441 Broad Street, P.O. Box 31, Waverly, NY 14892

##### **Kulczycki, Constance**

Late of Athens Borough (died February 6, 2014)  
Administratrix: Judith Kulczycki c/o Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840  
Attorney: Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

##### **Mullen, Ross**

Late of Ridgebury Township (died December 29, 2013)  
Executrix: Bonnie Howe Mullen, 2036 Burnham Road, Gillett, PA 16925  
Attorney: Frederick C. Luther, Esquire, 441 Broad Street, P.O. Box 31, Waverly, NY 14892

##### **Wolfe, Eileen V.**

Late of Smithfield Township (died January 21, 2014)  
Co-Executrices: Beverly J. Finnerty, 2327 Berwick Turnpike, Columbia Cross Roads, PA 16914 and Sheryl W. Paris, 128 Collins Road, Columbia Cross Roads, PA 16914  
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

#### THIRD PUBLICATION

##### **Davis, Helen Jones**

Late of Bradford County  
Executrix: Nancy D. Williams 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

##### **Pine, Mavis Ann**

Late of Athens Township (died October 16, 2013)  
Executrix: Amy Jo Pantle, 104 Wilbur Street, Waverly, NY 14892

## BRADFORD COUNTY LAW JOURNAL

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### DISSOLUTION NOTICE

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NOTICE IS HEREBY GIVEN that the directors of Valley Athens Kiwanis, Inc., a Pennsylvania non-profit corporation with an address at 216 South Main Street, Athens, Pennsylvania 18810, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Mar. 11

### FICTITIOUS NAME NOTICE

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name has been filed with the Pennsylvania Department of State for the fictitious name of:

ARNOLD'S MOBILE HOME PARK to be used by: Paul H. Arnold of 1538 Litchfield Road, Sayre, Pennsylvania 18840 for: mobile home trailer park business.

PATRICK J. BARRETT, III,  
ESQUIRE

96 Hayden Street

Sayre, PA 18840

Phone: (570) 888-0297

Fax: (570) 888-4142

Mar. 11

### NOTICE OF INCORPORATION

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania at Harrisburg by:

SWAMISHREE CORP.

a business corporation, whose principal office is located at: 505 Elmira Street, Troy, PA 16947.

The Corporation has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

LANDY & LANDY  
228 Desmond Street  
Post Office Box 206  
Sayre, PA 18840  
(570) 888-7753

Mar. 11

### 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 Wed., March 26, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Wilmot Township, City of Sugar Run, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

ON the North, by lands of Jacob Brown, Harry Bierney, and Horton Bierney, now or formerly; east by lands of M. Brundage, now or formerly; south by M. Quick, now or formerly; and west by public highway. CONTAINING 75 acres of land and 21 perches be the same more or less.

EXCEPTING AND RESERVING the premises conveyed by Raymond A. Adams, et ux to Harold M. Adams, et ux, by Deed dated May 10, 1971 and recorded in Bradford County Deed Book 614 page 498, and subsequently conveyed by Harold M. Adams and Marsha Ann Adams, his wife to Raymond L. Adams by Deed dated March 15, 1974 and recorded March 20, 1974 in Bradford County Deed book 626 at page 1054. It is the intention of Raymond L. Adams to retain title to this tract.

ALSO EXCEPTING AND RESERVING the land conveyed by Raymond A.

## BRADFORD COUNTY LAW JOURNAL

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Adams, et ux and Paul Adams, et ux to the Northeastern Pennsylvania Educational Television Association by Deed dated September 13 1971 and recorded in Bradford County Deed Book 608 at page 970.

ALSO EXCEPTING AND RESERVING the following:

ALL that certain lot, piece or parcel of land, situate, lying and being in the township of Wilmot, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southernmost corner of the parcel about to be described and the centerline of S.R. 2001; thence along the centerline of S.R. 2001 and line of lands of Raymond L. Adams, now or formerly, North 10 degrees 59 minutes 19 seconds West 352.29 feet to a point for a corner in the centerline of S.R. 2001; thence along line of lands of Raymond L. Adams, now or formerly, North 80 degrees 23 minutes 19 seconds East 220.4 feet to a point at an angle; thence along line of lands of Raymond L. Adams, now or formerly, the following two courses and distance: (1) North 11 degrees 37 minutes 10 seconds West 233.50 feet to a point for a corner; (2) North 11 degrees 24 minutes 09 seconds West 200.0 feet to a point for a corner in line of lands of Northeastern Pennsylvania Educational Television Association; thence along line of lands of Joseph Stoddard, now or formerly, South 82 degrees 13 minutes 09 seconds East 1,100.78 feet along a wall and hedgerow to a set pin for a corner; thence along line of other lands of Grantor, now or formerly, South 60 degrees 17 minutes 45: West 17.20 feet to a point in the centerline of S.R. 2001, the place of beginning.

CONTAINING 10.0 acres, per plat of survey by Mark O. Shaylor, dated June 15, 1993 and revised October 10, 1993 and being Parcel #1 on Map No. 1293.

This property which is being conveyed to the Grantees herein after the above stated

exceptions, contains 62.37 acres, more or less as is described on survey Map No. 1293 as Parcel #2.

TITLE TO SAID PREMISES IS VESTED IN Larry Silfies, Sr., married, by Deed from Jay W. Chadwick and David A. Burgess and Tracy E. Keeney, t/d/b/a The Hayseed Group, dated 07/30/2007, recorded 08/20/2007 in Instrument Number 200709488.

Tax Parcel: 58-127.00-097-000.

Premises Being: RR 1, SUGAR RUN, PA 18846.

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. LARRY SILFIES, SR.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

March 5, 2014

Mar. 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, March 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 lying in and being in situate in the Borough of Sayre, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the South line of Layton Street two hundred thirty four and

## BRADFORD COUNTY LAW JOURNAL

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five tenths (234.5) feet Westerly from its intersection with the West line of Hopkins Street, it being the northeast corner of lands of Harriet Layton Hills, now or formerly, at an iron pin; thence South eighty one degrees fifteen minutes East (S 51 81 ° 15' E) along the South line of Layton Street ninety four and five tenth (94.5) feet to a corner, the Northwest corner of other lands now or formerly of Charles J. Morton, William G. Morton and Henry W. Morton; thence South eighteen degrees West (S 18° W) forty nine and two tenths (49.2) feet to a corner; the Southwest corner of said lands now or formerly of Charles J. Morton, William G. Morton and Henry W. Morton; thence North eighty one degrees thirty minutes West (N 81 ° 30' W) along lands of the Corbin lot ninety four and five tenths (94.5) feet to a corner on the East line of lands of Harriet Layton Hills, aforesaid; thence North eighteen degrees east (N 18 ° E) along the East line of said Hills land forty eight and five tenths (48.5) feet to the place of beginning.

BEING the same premises which Larue Dudash a/k/a H. Larue Dudash and Joyce Dudash, by Deed dated August 19, 1993, and recorded on August 20, 1993, in Bradford County Deed Book Volume 262, at page 203, granted and conveyed to Michael Fascinella and Ann M. Fascinella.

BEING Known as 101 Layton Street, Sayre, PA 18840.

Tax Parcel No. 34-007.12-162.

Total Assessed Value \$21,950.00.

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 VOLT 2012 RPL2 ASSET vs. MI-

CHAEL FASCINELLA & ANN FASCINELLA.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

March 5, 2014

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

All that certain lot, place or parcel of land situate, lying and being in the Township of Monroe, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING as a point in the center of Legislative Route #08007, said beginning point being the northeast corner of lands herein described; said beginning point also being the Southeast corner of lands, now or formerly, of George Shults a/k/a George Schultz: thence from said beginning point along the center of Legislative Route #08007, in a generally Southwesterly direction, 700 feet to point; thence in a Northwest-erly direction 700 feet a point; thence in Northeasterly direction 700 feet to a point; thence in a Southeasterly direction 700 feet to point in the center of Legislative Route #08007 and the place beginning.

EXCEPTING AND RESERVING under a former grantor, Florence M. Lines, her heirs and assigns, a right of way along the North side of the herein described premises, beginning in the center of Legislative Route 08077 and extending in a Northwest-erly direction to other Lands of Florence M. Lines, now or formerly, for a distance of 700

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feet +-, said right of way being 20 feet in width. With the right of ingress, egress and regress in the said Florence M. Lines, her heirs and assigns.

TAX PARCEL # 25-110.00-051-000-000.

BEING KNOWN AS: RR 1 Box 83, Monroeton, PA 18832.

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 BANK OF NEW YORK MELLON vs. RICHARD LINES & KATHLEEN LINES.

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

Mar. 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, March 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 Wyalusing, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner of a building lot, formerly owned by George N. Atwood, now or formerly by J. L. Biles, and bounded on the west by the highway leading from Camptown to Bally Bay and

on the north by lands formerly owned by Israel Camp and Almond Fuller, now or formerly owned by Samuel E. Cronk; on the east by lands formerly owned by said Camp and Fuller, now or formerly owned by Samuel E. Cronk, and on the south by lands formerly owned by George N. Atwood, now or formerly by J. L. Biles.

CONTAINING three-fourths of an acre of land, more or less.

BEING the same premises conveyed to Dennis A. Dewitt and Peggy L. Dewitt, his wife by Donald J. Dewitt, single, by deed dated August 26, 1993 and recorded August 27, 1993 in Bradford County Record Book 263 at page 0074.

The above described premises are more particularly described as follows:

BEGINNING at a point on the centerline of the cartway of Township Road #484, being the northwest corner of lands of Larry W. and Janice F. Otis, now or formerly, and the southwest corner of the lot herein described; thence running along the centerline of the cartway of Township Road #484, along lands of Howard A. and Nancy W. Wilson, now or formerly, and lands of Ralph Glove and Charlene Gullotta, now or formerly, the following three courses and distances: (1) North 32 degrees 44 minutes 15 seconds West for a distance of 110.9 feet; (2) North 31 degrees 31 minutes 30 seconds West for a distance of 107.6 feet; and (3) North 34 degrees 13 minutes 15 seconds West for a distance of 28.0 feet to a point; thence leaving Township Road #484 and running along lands of Robert and Rosemarie Ottavianl, now or formerly, the following two (2) courses and distances: (1) South 79 degrees 04 minutes 15 seconds East for a distance of 273.2 feet passing through a set pin on line and running to a set pin; and (2) South 09 degrees 56 minutes 00 seconds West for a distance of 179.4 feet to a set pin; thence running along the aforementioned lands of Otis, now or formerly North 79



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degrees 04 minutes 15 seconds West for a distance of 107.3 feet passing through a set pin on line and running to a point on the centerline of the cartway of the aforementioned Township Road #484, the point and place of beginning.

Said property contains 0.78 acres of land, more or less, reference meridian astronomic north and more particularly described on Plat #651.00 dated October 25, 2003 prepared by Glen R. Yasharian, Professional Land Surveyor.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or street, all public utility rights-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.

So far as the Grantors are aware, no hazardous waste is presently being disposed of or has ever been disposed of on the above described property by the Grantors or any other party.

BEING the same premises conveyed by Dennis A. DeWitt et ux to Tawnya M. Blemle by deed to be dated and recorded immediately prior hereto.

TAX PARCEL # 61-103.01-031-000-000.

BEING KNOWN AS: 76 BRINK BILLINGS CREEK, WYALUSING, PA 18853.

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. TAWNYA BLEMLE.

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

Mar. 4, 11, 18

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

#### LEGAL DESCRIPTION

All that certain piece or parcel of land, together with the improvements thereon, situate in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the westerly line of North Elmer Avenue distant two hundred five (205) feet southerly from the southerly line of Cayuta Street; thence (1) southerly along the said westerly line of North Elmer Avenue a distance of fifty (50) feet to a point; thence (2) westerly, parallel to said Cayuga Street, a distance of one hundred seventy-five (175) feet to a point in the easterly line of an alley; thence (3) northerly along the said easterly line of the alley a distance of fifty (50) feet to a point; thence (4) easterly, parallel to said Cayuga Street, a distance of one hundred seventy-five (175) feet to the point or place of beginning. Being known as No. 309 North Elmer Avenue and shown colored in green on the map entitled: 'Lehigh Valley Railroad Seneca Division Main line Map showing location of R.R. Co. houses at Sayre, Pa. Scale 1 inch = 100 feet, June-11, 1924. Office of Division Engr. Sayre; Pa. Sayre, Pa. Map-No. II-S', said map being attached to and made a part of deed from the Pennsylvania and New York Canal and Railroad Company and the Lehigh Valley Railroad Company, Lessee of the Pennsylvania and New York Canal and Railroad Company to David A. Forman and Eva E. Forman, his wife, by deed dated October 23rd., 1924, and recorded in the



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Recorder's Office of Bradford County, Pennsylvania Nov. 6, 1935, in Deed Book 390 at Page 448.

Being Lot No. 456 which was conveyed to the Pennsylvania and New York Canal and Railroad Company by the Sayre Land Company by deed dated June 19, 1882, and recorded in the office for the recording of deeds in and for Bradford County on October 24, 1882, in Book 149, at Page 441.

TITLE TO SAID PREMISES IS VESTED IN Michael W. Bostwick and Lori A. Bostwick, by Deed from Laszlo M. Agoston, executor of the estate of Veronika A. DeKatay, aka, Veronika A. Agostonnee and Veronika A. Somogyl, dated 02/24/2006, recorded 03/09/2006 in Instrument Number 200602618.

Tax Parcel: 34/007.12/411/000/000.  
Premises Being: 309 NORTH ELMER AVENUE, SAYRE, PA 18840-2212.

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 HSBC BANK vs. MICHAEL BOSTWICK & LORI BOSTWICK.

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

Mar. 4, 11, 18