
Bradford County Law Journal

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Published every Tuesday by

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

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

Harrigan, Amy S.

Late of West Burlington Township, formerly of Athens Borough (died December 28, 2013)

Executrix: Kathleen H. Chabala, 128 St. James Street, Mansfield, PA 16933

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

Stewart, Carleen Pearl

Late of Troy Borough (died December 26, 2013)

Administratrix: Melissa C. Stewart, 2308 Troy Court, Colorado Springs, CO 80918

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

SECOND PUBLICATION

Bailey, Alan Gary

Late of Overton Township (died October 7, 2013)

Administratrix: Shirlee E. Bird, 72 Pelton Hill Road, New Albany, PA 18833

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

Bailey, Phyllis M.

Late of Monroe Borough (died December 3, 2013)

Executor: Benjamin H. Innes c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Barrett, Thomas Arthur

Late of Bradford County

Executrix: Andrea Rackley 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

Foust, Ruth S. a/k/a Ruth Alice Foust

Late of Canton Township (died December 11, 2013)

Executrix: Sheryl S. Jennings, 639 Dodge City Road, Granville Summit, PA 16926

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 120 Troy Street, Canton, PA 17724

Jones, Marilyn L. a/k/a Marilyn Laurene Noble Jones

Late of Wells Township (died October 23, 2013)

Executor: J. Kelsey Jones, P.O. Box 40, Pine City, NY 14871

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

Merosh, John P.

Late of Bushkill Township (died January 15, 2007)

Executors: Lewis Cole and Jean Cole, 1077 Clearfield Rd., Nazareth, PA 18064
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

Wright, Charles A. a/k/a Charles Addison Wright

Late of Granville Township (died November 7, 2013)

Executor: Gerald S. Hawthorne, 724 Baptist Church Rd., Granville Summit, PA 16926

BRADFORD COUNTY LAW JOURNAL

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

REGISTER'S NOTICE

0813-0189 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF DANIEL J. BARRETT, Executor of the Estate of William Burger, late of Richboro Borough, Bucks Co., PA.

The same will be presented to the Orphans' Court on the 4th day of February 2014.

Shirley Rockefeller
Register of Wills

Jan. 21, 28

REGISTER'S NOTICE

0805-0267 SECOND AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF EVAN S. WILLIAMS, JR., ESQUIRE of the Estate of Robert D. Pearson, late of Sylvania Borough, Bradford Co., PA.

0812-0021 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF MICHAEL R. PROCTOR, Executor of the Estate of Margaret Proctor, late of Ulster Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 28th day of January, 2014.

Shirley Rockefeller
Register of Wills

Jan. 14, 21

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, January 29, 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 Borough of Wyalusing, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin a corner of E. E. Camp's lot, now or formerly, on Peal Street; thence along the west side of Pearl Street South 4 1/2° West 6 perches to a post; thence South 69° West 4.68 perches to a corner on Hammerly's line, now or formerly; thence by said Hammerly's line, now or formerly, North 4 1/2° East 3.12 perches to a post; thence North 59 1/4° West 3.24 perches to a corner on Gaylord Street; thence by said Street North 4 1/4° East 3.40 perches to a corner of E. W. Camp's lot, now or formerly; thence by said E. W. Camp, now or formerly, South 86° East 7.16 perches to the place of beginning. Containing 37 square perches of land, be the same more or less according to a survey of David Croft made May 9, 1883.

Excepting and Reserving therefrom the following piece or parcel of land, bounded and described as follows: Beginning at the Northeast corner of the premises herein described marked by an iron pin located on the West side of Pearl Street; thence South 12°45' East 24 feet along the west side of Pear Street to the Northeast corner of Glenn W. Arey et ux, now or formerly; thence South 76° 18' West 82 feet to a corner in the east line of Robert Coswell, now or formerly; thence along the East line of Robert Coswell, now or formerly, North 7° 20' East 31 feet to rectangular iron pin for a corner; thence in an easterly direction 81 feet to the place of beginning. Bearings on the above described excepted lot are magnetic for July, 1942, as per survey of Charles F. Welles.

Being the same premises conveyed to Timothy D. Sickler by deed of Todd B. Goodwin and Lynelle M. Goodwin, his wife, dated August 2, 2000 and recorded August

BRADFORD COUNTY LAW JOURNAL

7, 2000 as Bradford County Instrument Number 200007223.

Under and Subject to the ultimate width of right of way of any public highways, roads or streets, 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.

BEING KNOWN AS: 108 Gaylord Street, Wyalusing, PA 18853.

PROPERTY ID NO.: 60-114.04-103.

TITLE TO SAID PREMISES IS VESTED IN HAROLD SMITH BY DEED FROM TIMOTHY D. SICKLER, SINGLE DATED 01/13/2008 RECORDED 01/15/2008 IN DEED BOOK Instrument # 200800557.

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 ONE WEST BANK vs. HAROLD SMITH.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 8, 2014

Jan. 7, 14, 21

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, January 29, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain lots, pieces or parcels of land, lying and being situate in the Town-

ship of North Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at a point in the center of State Highway Route No. 220 opposite an iron pin the Northeast corner of lands of Henry VanDyne, now or formerly; thence South 68° 45' West through an iron pin the Southwest side of the highway along lands of VanDyne, now or formerly, a distance of four hundred twenty (420) feet to an iron pin for a corner; thence continuing along other lands of VanDyne, North 22° 15' West a distance of two hundred (204) feet to an iron pin for a corner; thence along other lands of Northeast Developers, Inc., now or formerly, North 68° 45' East through an iron pin in the side of the highway a distance of three hundred seventy-six (376) feet to a point in the center of the highway; thence along the center of the highway South 34° 45' East a distance of two hundred eight and seven-tenths feet (208.7) to the place of beginning.

CONTAINING 1.87 acres, according to Survey No. 4449 made by George K. Jones, Bradford County Surveyor, July 19, 1961.

EXCEPTING AND RESERVING from the premises described above, the easement required by highway purposes by the Commonwealth of Pennsylvania shown on plat plan recorded July 30, 1970 in Office of the Recorder of Deeds of Bradford County, and conveyed by Northeast Developers, Inc. by deed recorded in Bradford County Deed Book 608 at page 75 per Map No. 631 dated April 30, 1971, and recorded August 4, 1971.

LOT NO. 2: BEGINNING at a found pin, said pin being 40 feet from the center line of Township Road 592 (Old U.S. Route 6) in the southeasterly corner of the lot about to be described continuing thence N 77° 54' 50" W along the north line of Township Road 592 a distance of 268.60 feet to a point; thence N 34° 16' 51" W a distance of 20.31 feet to a found pin; thence N 55° 43' 08" E

BRADFORD COUNTY LAW JOURNAL

a distance of 182.32 feet along the Grantees land to a found pin; thence S 35° 05' 17" E a distance of 214.74 feet to the point and place of beginning.

CONTAINING 0.49 acres of land.

BEING AND INTENDING to describe the same premises as shown on a survey map prepared by Aloysi Engineering Services, Inc. on October 29, 1999, identified as Project No. 59963 and as approved for subdivision by the Bradford County Planning Commission on January 12, 2000; said subdivision plan is recorded in the Office of the Register and Recorder of Bradford County as Map 6030, Drawer 38, Map 130, and Instrument Number 200000279 and filed on January 13, 2000.

BEING AND INTENDING to describe the same premises conveyed to the within Mortgagors by deed dated June , 2008 to be recorded herewith.

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 CITIZENS & NORTHERN BANK vs. ROBERT GLANTZ & MINDY GLANTZ.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 8, 2014

Jan. 7, 14, 21

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, January 29, 2014 at 10:00

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

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

BEGINNING at a point in the west line of Chestnut Street North 09' East 84.6 feet from the north line of Merrill now Lincoln Street; thence North 81° West 150 feet to the east line of Lot No. 8; thence by the east line of said lot North 09° East 50 feet to the southwest corner of Lot No. 1; thence by the south line of said lot South 81° East 150 feet to the west line of Chestnut Street; thence by the west line of said street South 09° West 50 feet to the place of beginning, and being Lot No. 2 of the Elsbree Plot.

RESERVING the use of a driveway on the strip along the south side of above described lot eight feet in width and extending westerly eight feet from the west line of Chestnut Street, to be used as a driveway in common with Frank A. Spangenberg and Irene Spangenberg, his wife, their heirs and assigns, forever and to the owner of the land adjoining on the south, (owned now or formerly by F.R. West), their heirs and assigns forever.

BEING the same premises which Tracy L. Elvidge, by Deed dated September 3, 1997 and recorded September 5, 1997 in the Office of the Recorder of Deeds in and for Bradford County as Instrument No. 199718562 granted and conveyed unto Tracy L. Stradley, in fee.

PARCEL NO. 36-020.23-179.

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 HOUSEHOLD FINANCE CON-

BRADFORD COUNTY LAW JOURNAL

SUMER DISCOUNT COMPANY vs.
TRACY L. STRADLEY a/k/a TRACY L.
LEWIS & THOMAS E. LEWIS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 8, 2014

Jan. 7, 14, 21

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, January 29, 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 Warren, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at in iron pipe being the most southeasterly corner of the lot about to be conveyed and being in line of lands of Carl E. Wilson; thence North 47 1/2 degrees East 103 feet to an iron stake; thence South 37 1/2 degrees East through a stone marke to a point in the center line of State Highway Route No. 699, 110 feet to a point for a corner; thence in an easterly direction along the northerly line of lands of Carl E. Wilson to the place of beginning.

GRANTORS GRANT AND CONVEY to the Grantees, their heirs and/or assigns all of their right title and interest in and to all oil, gas and mineral rights for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom.

Further, the Grantors grant and convey to the Grantees, their heirs and/or assigns all

their right title and interest now existing in any oil, gas and or mineral lease of record heretofore executed and that the Grantees their heirs and/or assigns shall receive all interest to all future leases including but not limited to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof. This shall include an Oil & Gas Lease between Robert O. Drake and Sandra L. Simons and Talisman Energy USA, Inc. dated June 3, 2012 and recorded to Bradford County Instrument Number 201017165.

TITLE TO SAID PREMISES IS VESTED IN Nathen Simons, single, by Deed from Sandra L. Simons, nbm, Sandra L. Drake and Robert O. Drake, her husband, dated 09/21/2012, recorded 09/25/2012 in Instrument Number 201226560.

Tax Parcel: 56-038.00-053-000-000.

Premises Being: 7576 LERAYSVILLE ROAD, ROME, PA 18837-8161.

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. NATHEN SIMONS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 8, 2014

Jan. 7, 14, 21

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

BRADFORD COUNTY LAW JOURNAL

Wednesday, January 29, 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, lying and being in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west line of River Street, two hundred (200) feet south of the south line of Sayre Avenue, (now Lockhart Street) at its point of intersection with the west line of said River Street; running thence westerly at a right angle with said River Street one hundred fifty (150) feet; thence southerly on a line parallel with said River Street fifty (50) feet; thence easterly at a right angle with said River Street one hundred (150) feet to the west line of said street; thence northerly along the west line of said street fifty (50) feet to the place of beginning.

Containing 7,500 square feet of ground.

Being Lot No. 43 according to a map and survey made by Z.F. Walker, June 23, 1873, said map being duly recorded in the Office of the Recorder of Bradford County at Towanda, PA in Deed Book No. 144 at Page 560, etc.

BEING known as 108 South Higgins Avenue a/k/a South Higgins Street a/k/a River Street, Sayre, Pennsylvania 18840.

Property ID No. 37-202.21-055.

BEING the same premises which David Adams and Michael J. Polzella, Jr. t/d/b/a Adams-Polzella Partnership, by deed dated November 14, 2005 and recorded November 18, 2005 in and for Bradford County, Pennsylvania, as Instrument #200513466, granted and conveyed unto William J. Stark.

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. WILLIAM J. STARK, SR.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 8, 2014

Jan. 7, 14, 21

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, January 29, 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 in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stake in the south line of Frederick Street at the northeast corner of Lot No. 287; thence by the south line of Frederick Street North eighty one degrees fifty minutes East sixty feet (N 81° 50' E 60') to the northwest corner of Lot No. 283; thence by the west line of said lot South eight degrees ten minutes East one hundred fifty eight and eight tenths feet (S 8° 10' E 158.8') to the northeast corner of Lot No. 285; thence by the north line of said lot South seventy five degrees fifteen minutes West sixty feet (S 75° is' W 60') to the southeast corner of Lot No. 287; and from thence by the east line of said lot North eight degrees ten minutes West one hundred fifty eight and eight tenths feet (N 8° 10' W 158.8') to the aforesaid place of beginning and being and intending to describe lot number two hundred and eighty four (284) on Block No. 21 of the Murray Plot, recorded in Bradford County Book of Maps Page 9, etc.

BRADFORD COUNTY LAW JOURNAL

BEING the same premises which Emma L. Robbins, widow, by deed dated December 15, 2009 and recorded December 22, 2009 in and for Bradford County, Pennsylvania, Instrument # 200929015, granted and conveyed unto Gary P. Carlin and Laura C. Carlin, husband and 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 WELLS FARGO BANK vs. GARY CARLIN & LAURA CARLIN.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Jan. 8, 2014

Jan. 7, 14, 21