
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.

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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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

Derstine, Judith C.

Late of 207 Madison Street, Sayre (died March 19, 2014)

Executrix: Rebecca Anne Derstine, 36 Timer Lane, New Cumberland, PA 17070

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, Post Office Box 309, Athens, PA 18810

SECOND PUBLICATION

Armstrong, Anita Marie

Late of Bradford County

Executrix: Amy Armstrong 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

Curry, Thomas George

Late of Wilmot Twp. (died August 20, 2013)

Administrator DBNCTA: Thomas P. Curry c/o Rebecca D. Boudwin, Esquire, 521 Pleasant Valley Ave., Moorestown, NJ 08057

Attorneys: Rebecca D. Boudwin, Esquire, Comengo Law Group, P.C., 521 Pleasant Valley Ave., Moorestown, NJ 08057

Fraley, Jane H. a/k/a Jane A. Fraley

Late of Athens Borough (died March 24, 2014)

Executor: William Fraley, 112 Locust Lane, Dillsburg, PA 17019

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

Hilfiger, Thomas L.

Late of Wells Township

Executrix: Phyllis A. Hilfiger, 9807 Coryland Road, Gillett, PA 16925

Attorneys: Law Offices of van der Hiel, Chappell & Loomis, 14 South Main Street, Suite 201, Mansfield, PA 16933, (570) 662-2157

Mack, Carolyn

Late of Bradford County

Executrix: Cathleen Miller Gainey c/o Richard R. Jennings, Esquire, Jennings Law Office, 501 S. Main St., Athens, PA 18810

Attorneys: Richard R. Jennings, Esquire, Jennings Law Office, 501 S. Main St., Athens, PA 18810, (570) 423-1245

Reynolds, Betty S.

Late of Troy

Administrator: Scott A. Williams, 668 Lake Road, Laporte, PA 18626

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703

Taylor, Ralph W.

Late of Herrick Township (died February 20, 2014)

Executrix: Carrissia Green c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Wood, Boyd R.

Late of Wyalusing Township (died March 29, 2014)

Co-Administrators: Eric Wood and Brandon M. Wood c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

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

THIRD PUBLICATION

Bice, Audrey J.

Late of Herrick Township (died February
24, 2014)

Executrix: Alice-Rae Clock c/o Niemiec,
Smith & Pellinger, Attorneys-at-law, 427
Main Street, Towanda, PA 18848

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

Durley, Gladys B.

Late of Rome Township (died March 10,
2014)

Executor: Theodore B. Durley c/o Nie-
miec, Smith & Pellinger, Attorneys-at-
law, 427 Main Street, Towanda, PA
18848

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

Harding, Donna L.

Late of Rome Township (died January
19, 2014)

Executor: Lyle W. Harding, 49 Franklin
Rd., Wysox, PA 18854

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

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN pursuant
to the provisions of Act 295 of 1982 (54 Pa.
C.S.A. Sec. 301 et seq.) of the filing in the
Office of the Secretary of the Common-
wealth of Pennsylvania, Harrisburg, Penn-
sylvania, on March 21, 2014, of a Certificate
for the conduct of a business in Pennsylvania
under the assumed or fictitious name, style
or designation of:

GREYSTONE ACRES

HONEY SHOP

with its principal office or place of business
at: 6404 Leisure Lakes Road, Stevensville,
PA 18845.

The name and address of the party to the
registration are: Elaine M. Dorazio, 1562
Red Rock Road, Wysox, PA 18854.

Apr. 22

REGISTER'S NOTICE

0812-1219 FIRST AND FINAL AC-
COUNT AND PROPOSED DISTRIBUTION OF
THOMAS S. FRYSTAK, Ex-
ecutor of the Estate of Frances M. Frystak,
late of Terry Township, Bradford Co., PA.

The same will be presented to the Or-
phans' Court on the 6th day of May, 2014.
Shirley Rockefeller
Register of Wills

Apr. 22, 29

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, April 30, 2014 at 10:00 o'clock
in the forenoon the following described
property to wit:

Tax Id Number(s): 42-043.01-017.

Land Situated in the Township of
Springfield in the County of Bradford in the
State of PA.

Beginning At A Point In The Center Of
The Road Running Generally North Along
The East Side Of Lake Ondawa; Thence
Generally East 200 Feet At Right Angles
With The Said Road; Thence Generally
North 50 Feet At A Right Angle In A Line
Parallel With The Said Road; Thence Gen-
erally West 200 Feet To A Right Angle And
In Line Parallel With The First Described
Line To The Center Of The Said Road;
Thence Generally South 50 Feet Along The
Center Of Said Road To The Place Of Begin-
ning. Being A Part Known As Lot No.1,
Section A Of A Tract Of Land Deeded By

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Carrie A. Varney, Single, To Raymond V. Soper, Single, Under Dated Of September 7, 1938, And Recorded In Bradford County Deed Book 399, Page 343, And Having Thereon A Cottage And Screened House.

Together With All Water Privileges Belonging To Lot C, Section C, Formerly Owned By Robert Longstreet.

The Herein Property Is More Accurately Described As Follows:

Beginning At The Intersection Of The Center Line Of A Private Driveway With The Center Line Of The Lake Road, Said Point Of Beginning Being The Southwesterly Corner Of The Lot Herein Conveyed And The Northwesterly Corner Of Lands Of Malcolm Wilkins; Thence Along The Center Line Of Said Lake Road In A Northerly Direction 50 Feet To A Point For A Corner, Being The Northwesterly Corner Of The Lot Herein Conveyed And The Southwesterly Corner Of Lands Of William Lee; Thence Along The Southerly Line Of Lands Of Said Lee In An Easterly Direction 200 Feet To The Line Of Lands Of Harold Gemert; Thence Along The Westerly Line Of Lands Of Said Gemert In A Southerly Direction 63 Feet To A Point For A Corner, Being The Southeasterly Corner Of The Lot Herein Conveyed And The Northeasterly Corner Of Lands Of Said Wilkins; Thence Along The Northerly Line Of Lands Of Said Wilkins, Following In Part Along The Center Line Of A Driveway And In A Westerly Direction 200 Feet To A Point In The Center Line Of Said Lake Road, The Place Of Beginning.

Being And Intending To Describe Lot No. 205 As Set Forth On Survey #2075 Made By George K. Jones, Bradford County Surveyor, And Dated In July And August Of 1951.

Together With All Of My Right, Title And Interest In And To The Use In Common With Malcolm Wilkins Et Ux, Their Heirs And Assigns, In And To That Portion Of The Driveway Which Lies Southerly Of The

Southerly Boundary Line Of The Lands Herein Conveyed. Said Use Or Easement Shall Extend To Teresa Kelley And Michael Lee, Their Heirs And Assigns Forever.

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 OCWEN LOAN SERVICING INC. vs. TERESA KELLEY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 9, 2014

Apr. 8, 15, 22

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, April 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Description

ALL that certain lot of land in the Second Ward of Towanda Borough, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of Main and Pine Street; thence along the south line of Pine Street South 84° 20' East 90 feet to a point in the west boundary of an alley; thence along said South 5° 40' West 46.5 feet to a point; thence along property now or formerly of Sattler North 84° 20' West 30 feet to a point; thence North 5° 40' East 20 feet to a point in the center of division wall between the property hereby conveyed and lands now or formerly of Charles M. Culver or Romeyn F. Culver and the vacant court

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which is to the east of said Culver property and south of part of the property hereby conveyed; thence along the mid point of said wall North 84° 20' West 60 feet to the east side of Main Street, which point is on the west side of property hereby conveyed; thence North 5° 40' East 26.5 feet to the place of beginning, according to survey made by George K. Jones, County Surveyor, on 13 July, 1949, and having thereon a three-story brick building.

ALSO all the right, title and interest of the Grantors to an in the stairways used in common by the owners and occupiers of the above mentioned building and the building on the said Culver lot, to reach the second and third stories of the respective buildings.

ALSO conveying such rights as the Grantor herein may have in the common wall built on the division line between the brick building now erected on the premises hereby conveyed and the adjoining building now located immediately to the south thereof, known as the Culver building; subject, nevertheless, to such rights as the owners of the said Culver building may have in said wall. Reference is made to a deed dated 27 November 1854, and recorded in Bradford

County Deed Book 96 at page 178, for a more particular statement concerning the rights of the adjoining property owners in said wall, as originally established in said deed.

BEING the same premises conveyed to Paul Joseph Fairchild by Roger L. Brown and Doris L. Brown, his wife, by Deed dated February 3, 2012, and recorded March 20, 2012 to Bradford County Instrument Number 201206093.

Parcel No.: 48-086.04-207-000-000.

Property Address: 401 Main Street, Towanda, Pennsylvania 18848.

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 ROGER L. BROWN and DORIS L. BROWN vs. PAUL JOSEPH FAIRCHILD.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 9, 2014

Apr. 8, 15, 22