
BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

May 9, 2016 through May 13, 2016

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Tuesday, May 10

8:30 am	Prot. From Abuse	Rossetti v. McMunn	2015FC0430
1:00 pm	Supt. Contempt Hrng.	Johns v. Brown	1999FC0321
		Bly v. Dixon	2001FC0685
		Kisner v. Kisner	2004FC0735
		Rohde v. Rohde	2010FC0174
		Kenney v. Walker	2011FC0175
		Brad. Co. CYS v. Hartshaw	2013FC0136
		Brad. Co. CYS v. Walker	2015FC0020
		Latchford v. Walker	2015FC0176

Thursday, May 12

11:00 am Meeting 2016 PRISON BOARD MEETING

Hon. Evan S. Williams, III, Judge

Monday, May 9

8:30 am	Civil Jury Tr.		
		First Citizens Comm. Bank v. Cote	2015EJ0004
12:00 pm	Rule—Answer/Response Deadline		
		Com. of PA, Dept. of Environ. Prot. v. Borden	2016IR0023

Bradford County Law Journal

Copyright © 2016, Bradford County Bar Association

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 \$85.00 per annum.

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

Cease, Cleo a/k/a Cleo W. Cease

Late of North Towanda Township (died March 14, 2016)

Executor: Willard Cease, 1306 West Union Street, Canton, PA 17724

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

Merrill, Beulah a/k/a Beulah Alma Quatrini Merrill

Late of Sayre Borough (died March 29, 2016)

Co-Executors: Joseph T. Quatrini and Susan M. Quatrini, 182 Cayuta Street, Sayre, PA 18840

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

Springer, Andrew D.

Late of Wysox Township (died April 9, 2016)

Executor: John L. Springer, 1365 Laning Creek Rd., Towanda, PA 18848

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

SECOND PUBLICATION

Barry, Richard

Late of Sayre Borough (died March 1, 2016)

Executor: Herbert Barry, 126 N. Elmira Street, Athens, PA 18810

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

Coon, Donald W.

Late of Franklin Township (died March 26, 2016)

Co-Administrators: Brian Coon and Victor Coon c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Fay, Elwin Maurice

Late of the Borough of Sayre (died January 23, 2016)

Executrix: Barb Soprano, 12 Pine Tree Road, Sayre, PA 18840

Attorney: John E. Thompson, Esquire, 304 N. Keystone Avenue, Sayre, PA 18840

Knapp, Jo Anne a/k/a Joanne Knapp

Late of Athens Borough (died April 9, 2016)

Executor: William Tompkins, 116 East Frederick Street, Athens, PA 18810

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office, 180 North Elmira Street, Athens, PA 18810

THIRD PUBLICATION

Braddock, Robert J.

Late of Bradford County

Executor: Zachary Braddock 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

Chubuck, Marcus

Late of Orwell Township (died March 14, 2016)

Executrix: Susan Bird c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

BRADFORD COUNTY LAW JOURNAL

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

Elliott, Emily S.

Late of Bradford County
Executor: LeRoy Vernon 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

**Gordon, Shirley A. a/k/a Shirley A.
(Fitzpatrick) Gordon**

Late of Wells Township (died March 15,
2016)
Executor: Michael D. Gordon, 814 Byers
Road, Gillett, PA 16925
Attorneys: David J. Brann, Esquire,
Brann, Williams, Caldwell & Sheetz,
1090 West Main Street, Troy, PA 16947

Northrup, Marion E.

Late of Bradford County
Executrix: Vickie Shedden 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

Reynolds, Robert B.

Late of Washington, DC
Administratrix: Valeria J. Martin c/o
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

**MISCELLANEOUS LEGAL
NOTICE**

IN THE COURT OF
COMMON PLEAS
BRADFORD COUNTY,
PENNSYLVANIA

2016IR0027

IN RE THE APPLICATION
DAVID C. PELACHICK

MOTION FOR HEARING

I, David C. Pelachick, the applicant,
move the court to fix a date for a hearing
upon the application for a private detective
license and security professional.

AND NOW, the 21st day of April 2016
the Court sets a Hearing in the above stated
matter for June 1, 2016 at 9:30 A.M. in
Courtroom 2 of the Bradford County Court-
house, Towanda, Pennsylvania.

BY THE COURT:

/s/Evan S. Williams, III

May 3, 10, 17

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, May 25, 2016 at 10:00 o'clock
in the forenoon the following described
property to wit:

ALL THAT CERTAIN lot or piece of
ground situate in Sayre Borough, County of
Bradford, Commonwealth of Pennsylvania.

BEGINNING at a point in the west line
of West Street, at its intersection with the
south line of lands of M. J. Titus, now or
formerly; thence westerly along said south
line of M. J. Titus, now or formerly, 128.2
feet to a corner; thence southerly parallel
with the said street, 37 feet to a corner; thence
easterly parallel with the said south line of
Titus, now or formerly, 128.2 feet to a corner
in the west line of West Street aforesaid;
thence along the west line of West Street,
northerly 37 feet to the place of beginning.

Tax ID: 36-020.22-549.

BEING the same premises which Kevin
Clark and Shannon Clark, husband and wife

BRADFORD COUNTY LAW JOURNAL

and Roger L. Brown and Doris L. Brown, husband and wife, by Deed dated 3/25/11 and recorded 3/28/11 in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument #201108626, granted and conveyed unto Justin R. Kutt, single, as sole owner, in fee.

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 NATION STAR MORTGAGE vs. JUSTIN R. KUTT.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
May 4, 2016

May 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, May 25, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

All that certain lot or piece or parcel of ground together, situate, lying and being in the Township of Sheshequin, county of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point located in the centerline of State Route 1043, commonly known as Sheshequin Road, within a water course known as Mallory Creed, and being the Northwest corner of the herein-described parcel: proceeding thence South 85 degrees

34' 57" East, a distance of 155.00 feet to a point; thence continuing South 80 degrees 08' 26" East, a distance of 78.75 feet to a point for a corner, said pint being the Northeast corner of the herein-described parcel; thence proceeding along other lands now or formerly of Ernest Matthews and Bettina L. Matthews, his wife, South 2 degrees 08' 36" West, a distance of 302.24 feet to a point for a corner, said point being the Southeast corner of the herein-described parcel' thence proceeding along other lands now or formerly of Ernest Matthews and Bettina L. Matthews, his wife, North 81 degrees 27 42" West, a distance of 377.78 feet to a point for a corner located in the centerline of State Route 1043, commonly known as Sheshequin Road, said point being the Southwest corner of the herein-described parcel; thence proceeding along the centerline of State Route 1043, commonly known as Sheshequin Road, the following courses and distances: North 36 degrees 19' 31" East, a distance of 121.04 feet to a point; thence continuing along State Route 1043, commonly known as Sheshequin Road, along a curve with a radius of 513.27', long cord bearing North 25 degrees 31' 45" East, with a long cord of 192.28 feet, to the point and place of beginning.

Containing 1.9990 acres of land, more or less, and describing Lot 1, according to a survey map prepared by Bruce Banish, P.L.S., said map dated May 5, 2007, and approved as a minor subdivision by the Bradford County Planning Commission on September 5, 2007, to File Number 2007-128.

Tax Parcel No.: 38-034.00-009-000-000.

TITLE TO SAID PREMISES IS VESTED IN Ernest Matthews and Bettina L. Matthews, his wife, by deed from Ernest Matthews and Bettina L. Matthews, his wife, dated 10/16/2007, recorded 10/18/2007 in the Bradford County Recorder's Office in Instrument #200712029.

BRADFORD COUNTY LAW JOURNAL

ERNEST MATTHEWS DEPARTED THIS LIEF ON 02/24/2009 LEAVING BETTINA L. MATTHEWS, SURVIVING TENANT BY THE ENTIRETY.

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 GENERATION MORTGAGE COMPANY vs. ERIC MATTHEWS EXECUTOR OF ESTATE OF BETTINA L. MATTHEWS & JAMES MATTHEWS KNOWN HEIR OF BETTINA L. MATTHEWS.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
May 4, 2016

May 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, May 25, 2016 at 10:00 o’clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the township of Smithfield in the county of Bradford and commonwealth of Pennsylvania, being described as follows: conveys 6.058 acres of land. Being more fully described in a deed dated 11/04/2002 and recorded 11/08/2002, among the land records of the county and state set forth above, in deed instrument: 200214514 and being more fully described in a deed dated 05/01/2001 and recorded 05/04/2001,

among the land records of the county and state set forth above, in deed instrument: 200104567 and.

TITLE TO SAID PREMISES IS VESTED IN Royalties of America Marketing LLC., its/their Successors and Assigns, by Deed from Brenda L. Ellis, a single person, dated 12/09/2014, recorded 01/05/2015 in Instrument Number 201500110.

Tax Parcel: 39-057.00-061-000-000.

Premises Being: rd 1 Box 217A, a/k/a 7894 Springfield Road, Milan, PA 18831-7951.

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. BRENDA ELLIS & STEPHEN BAYLES, SR.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
May 4, 2016

May 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, May 25, 2016 at 10:00 o’clock in the forenoon the following described property to wit:

NAME(S): DOROTHY M. KERR

LONG LEGAL: ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE BOROUGH OF WYALUSING, COUNTY OF BRADFORD, COMMONWEALTH OF PENNSYLVANIA

BRADFORD COUNTY LAW JOURNAL

NIA AND BEING THE SAME REAL PROPERTY CONVEYED TO DOROTHY M. KERR BY DEED ON 9/4/1987 IN BOOK 64 PAGE 608 AMONG THE OFFICIAL RECORDS OF BRADFORD COUNTY, COMMONWEALTH OF PENNSYLVANIA. SAID DEED REFERENCE MADE HEREIN FOR A MORE FULL DESCRIPTION.

TAX MAP#: 60-114.03-089.

ALSO DESCRIBED AS:

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

Lot No. 1: Beginning at an iron pin at the corner of First and State Streets; thence along First Street north 58 degrees east 115 feet 4 inches to an iron pin corner; thence south 32 degrees east 111-1/2 feet to a corner; thence south 57-1/2 degrees west 92 feet and 8 inches along the Episcopal Church lot to an iron pin in line of State Street; thence north 44 degrees west 114-1/2 feet along State Street to the place of beginning. Containing 11,804 square feet of land be the same more or less. No building on this lot to be erected within 20 feet of the line of either street.

Lot No. 2: Beginning at an iron pin in line of First Street at corner of E. A. Waldo's lot; thence south 32 degrees east along Waldo's lot 111-1/2 feet to the Episcopal Church lot; thence north 57-1/2 degrees east along the said Church lot 50 feet to a corner of S.B. Tupper's lot; thence north 32 degrees west along Tupper's lot 111 feet to line of First Street; thence south 58 degrees west along First Street 50 feet to the place of beginning. Containing 5,550 square feet of land be the same more or less.

TAX PARCEL # 60-114.03-089-000-000.

BEING KNOWN AS: 134 State Street f/k/a 200 State Street, 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. DOROTHY KERR & LISA KERR-HOUSE, TRUSTEE FOR DOROTHY KERR.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

May 4, 2016

May 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, May 25, 2016 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 Borough of Athens, Bradford County, Pennsylvania, bounded and described as follows:

Situated on the South side of South Street in the Borough of Athens and known and described on a plot and survey of lands in said Borough made by Orson Rickey for the late Judge Edward Herrick as Lot No. 273 and being one of the lots conveyed to Edward Herrick by the executors of Frances M. Drexel, deceased.

Also, one other lot situate on the South side of South Street in the Borough of Athens aforesaid, being the West one-half of Lot No. 274 on a plot and survey made by Orson Rickey for the Hon. Edward Herrick. The lot hereby conveyed being twenty (20) feet in front on South Street and running back 110 feet.

BRADFORD COUNTY LAW JOURNAL

BEING PARCEL #05-020.11-089.

BEING THE SAME PREMISES which Armand R. Ruest Jr., and Sharlene L. Ruest, by Deed dated 12/21/11 and recorded 3/20/12 in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument #201206095, granted and conveyed unto Armand R. Ruest, Jr., in fee.

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 NATION STAR MORTGAGE vs. ARMAND RUEST & SHARLENE RUEST.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
May 4, 2016

May 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, May 25, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

All that certain piece, parcel and lot 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 S.R. 0014, said point being the southwest corner of the lot herein described and the southeast corner of lands now or formerly of Carl M. Oldroyd; thence North 17 degrees

36 minutes 50 seconds West 137.34 feet along the center of a creek, also being the line of lands now or formerly of Carl M. Oldroyd, to a point in the center of the creek at the northeast corner of lands now or formerly of Carl M. Oldroyd; thence along the center of the creek, also being the line of lands now or formerly of Charles T. Root the following five (5) courses:

1. North 62 degree 26 minutes 38 seconds West 159.44 feet to a point;
2. North 22 degrees 27 minutes 43 seconds West 113.31 feet to a point;
3. North 46 degrees 08 minutes 25 seconds West 130.65 feet to a point;
4. North 75 degrees 59 minutes 12 seconds West 87.26 feet to a point;
5. North 38 degrees 37 minutes 49 seconds West 30.67 feet to a point;

Thence North 67 degrees 03 minutes 21 seconds East 207.22 feet along the line of lands now or formerly of Charles T. Root, passing through an iron pin on bank of the creek and through an iron pin found at the side of the road, to a point in the centerline of Township Road No. 878; Thence along the centerline of the said road the following four (4) courses:

1. North 24 degrees 26 minutes 30 seconds West 108.81 feet to a point;
2. North 18 degrees 21 minutes 16 seconds West 44.65 feet to a point;
3. North 08 degrees 22 minutes 27 seconds West 41.17 feet to a point;
4. North 01 degree 11 minutes 09 seconds West 187.46 feet to a point;

Thence North 73 degrees 05 minutes 40 seconds East 483.00 feet along the remaining lands now or formerly of Benedetto P. Antonucci, passing through an iron pin at the side of the road, to an iron pin at the northeast corner of the lot herein described; Thence South 12 degrees 15 minutes 33 seconds East 964.40 feet along the remaining lands now or formerly of Benedetto P. Antonucci, passing through an iron pin at the side of the

BRADFORD COUNTY LAW JOURNAL

road, to a point in the centerline of S.R. 0014; Thence along the centerline of the said road the following four (4) courses:

1. South 78 degrees 00 minutes 06 seconds West 132.00 feet to a point;
2. South 76 degrees 54 minutes 30 seconds West 92.37 feet to a point;
3. South 73 degrees 44 minutes 30 seconds West 78.75 feet to a point;
4. South 71 degrees 46 minutes 42 seconds West 73.56 feet to the place of beginning.

CONTAINING 11.009 acres more or less, and being more fully shown on survey plat number S-63 by John W. Ward, Registered Surveyor, dated October 16, 1995, said subdivision map approved on September 9, 1997, by the Bradford County Planning Commission and filed to Instrument Number 199718625.

BEING the same land conveyed by Michael Antonucci, single, to Anthony Zarrillo, single, and Anna Marie Sutton, single, by deed dated December 11, 1999, and recorded in the office of the Bradford

County Recorder of Deeds on December 13, 1999, to Bradford County Instrument Number 199913290.

Bradford County Assessment Number: 40-016.00-034-003-000.

Property Address: 2473 Wilkes Road, Gillett, Pennsylvania 16925.

Amount due: \$29,527.44.

Interest: From October 27, 2015.

Costs to be added: All costs of execution, and attorney's fees.

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 1ST CITIZENS COMMUNITY BANK vs. ANTHONY ZARRILLO & ANNA MARIE SUTTON.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

May 4, 2016

May 3, 10, 17