

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

Burns, Robert S. a/k/a Robert C. Burns

Late of Bradford County
Executor: Ray DePaola, Esquire 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

DiMarcontonio, Elfriede Anna

Late of Bradford County
Executrix: Anita Bennett 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

Hogan, Philip L.

Late of the Township of Wilmot (died January 24, 2013)
Co-Executors: Philip L. Hogan, Jr., Dorothy Eastabrook and Penelope Hamilton c/o Sally A. Steele, Esquire, 70 Hollowcrest Road, Tunkhannock, PA 18657
Attorney: Sally A. Steele, Esquire, 70 Hollowcrest Road, Tunkhannock, PA 18657

Keelty, Mary Elizabeth

Late of Athens Borough (died October 30, 2012)

Administrator: Gerald P. Keelty, 762 South Main Street, Athens, PA 18810
Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

Palmer, Florence

Late of New Albany Borough (died January 12, 2013)
Administratrix: Bernice Yonkin c/o Greevy & Associates, P.O. Box 328, Montoursville, PA 17754
Attorneys: Greevy & Associates, P.O. Box 328, Montoursville, PA 17754

Stepanski, James M., Sr.

Late of Standing Stone Twp. (died February 8, 2013)
Executor: James M. Stepanski, Jr., 1352 River Rd., Wysox, PA 18854
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

Thomas, Laverne Henry, Jr.

Late of Bradford County
Executrix: Tanya Brown 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

SECOND PUBLICATION

Daugherty, Anna L.

Late of Springfield Township (died January 25, 2013)
Co-Executors: Wayne Daugherty, 205 Fisher Road, Millerton, PA 16936 and Darlene Diniz, 491 Fulton Street, Waverly, NY 14892
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 W. Main Street, Troy, PA 16947

Randall, Anne M.

Late of Ridgebury Township (died January 21, 2013)
Executrix: Jo Ann Burr, 1110 Doty Hill Road, Gillett, PA 16925
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 W. Main Street, Troy, PA 16947

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THIRD PUBLICATION

Brink, Freddie L.

Late of Franklin Township (died February 2, 2013)
Executor: James L. Brink c/o Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840
Attorney: Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840, (570) 888-9629

Chilson, Franklin D.

Late of Asylum Township (died January 4, 2013)
Co-Administrators: Eric S. Chilson and Adam L. Chilson 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

Clark, Sheldon A., Jr.

Late of North Towanda Township (died February 3, 2013)
Executor: Scott Wickwire, 1643 Mercur Hill Rd., Wysox, PA 18854
Attorneys: Duvall, Reuter & Pruyn, 14 Park Street, Towanda, PA 18848

Hobbie, Ralph W., II

Late of Athens Township (died February 3, 2013)
Executrix: Linda G. Hobbie, 1658 Riverside Drive, Athens, PA 18810
Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a petition has been filed in the Bradford County Court of Common Pleas seeking to change the name of Cory David Hoffman to Cory David Hill. A hearing on the petition has been scheduled for April 1, 2013 at 3:30 p.m. at the Bradford County Courthouse. Any person having lawful objection to the change of name may appear and be heard.

Mar. 12

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF COMMON PLEAS, BRADFORD COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

NO. 31 Orphans 2012

QUARRY GLEN CLUB

vs.

H. L. HORTON, JOHN McMAHON, ANNA ELIZABETH HILLIS AND THEIR UNKNOWN HEIRS AND ASSIGNS

TO THE ABOVE NAMED DEFENDANTS, their heirs, executors, administrators, devisees and assigns, and any and all person claiming any right, title and interest in and to the subject premises situate in the Township of Sheshequin, County of Bradford and Commonwealth of Pennsylvania, herein described:

Be advised the Court has entered the following Final Judgment:

AND NOW, TO WIT, this 27th day of February, 2013, it appearing proofs of publication of the Preliminary Order and Decree having been filed of record, and it appearing that none of the Respondents, nor anyone claiming under, by or through them, have asserted any claim against the said real estate described in the Petition for Declaratory Relief, it is ORDERED AND DECREED that the Respondents, their heirs, successors and assigns, be and they are forever barred from asserting any right, title or interest inconsistent with the interest or claim of the Petitioner in and to all that certain lot, piece or parcel of land lying and being situate in Sheshequin Township, Bradford County, Pennsylvania, bounded and described as follows:

Lot A: (Horton lot) BEGINNING at a point in the centerline of S.R. 1043 (the

Sheshequin Road) in line of lands of Scott Heath, the easternmost point of the herein described premises; thence South $68^{\circ}45' 09''$ West along said lands of Scott Heath, through a set pin at roadside, 549.00 feet to a set pin in line of the Blackman lot described below; thence along the same course 186.78 feet along the Blackman lot to a set pin in line of lands of Dennis Cote, the southernmost point hereof; thence North $37^{\circ} 49' 07''$ West 403.14 feet, partly along a fence to a found pin in line of lands of Ralph Sturzenegger, the westernmost point hereof; thence along said lands of Sturzenegger and along fences two courses and distances: (1) North $56^{\circ} 09' 43''$ East 271 feet through a set pin to a point in a creek, the northernmost point hereof, and (2) South $73^{\circ} 26' 40''$ East through a set pin to a found pin in line of lands of Thomas Iszard; thence along said lands of Iszard two courses and distances: (1) South $14^{\circ} 41' 58''$ East 359.85 feet to a set pin, and (2) North $68^{\circ} 45' 09''$ East through a set pin at roadside to a point in the centerline of the Sheshequin Road; thence along the centerline of said road South $24^{\circ} 39' 20''$ East 25.04 feet to the point of beginning.

Lot B. (Blackman lot) BEGINNING at a set pin at the southernmost point of the Horton lot described above, in the common intersection of lands of Dennis Cote, lands of the Quarry Glen Club, and lands of Scott Heath, and the westernmost point of the herein described lot; thence along the Horton lot North $68^{\circ} 45' 09''$ East 186.78 feet to a set pin in line of lands of Scott Heath, the northernmost point hereof; thence along said lands of Heath three courses and distances: (1) South $14^{\circ} 41' 58''$ East 50.00 feet to a set pin, the easternmost point hereof, (2) South $68^{\circ} 38' 07''$ West 181.50 feet to a set pin, the southernmost point hereof, and (3) North $19^{\circ} 45' 21''$ West to the point of beginning.

BY THE COURT:

/s/ Maureen T. Beirne

P.J.

Mar. 12

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 27, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that lot tract or parcel of land situated in Towanda Township, Bradford County and Commonwealth of Pennsylvania, bounded and described as follows

BEGINNING at point at Station No. 8 located in the centerline of S.R. Route No. 2028. Said point being North along the centerline of S.R. 2028, a distance of Four hundred eight and sixty-four hundredths (408.64) feet from the centerline intersection of S.R. 2028 and the common property line of Richard Minard and Harry O. and Mary Jane Fassett.

THENCE along the northerly side of a 50 foot right of way the following four (4) courses (1) Sta 8-24 South twenty-five (25) degrees (10) minutes fifty-six (56) seconds West, seventy-four and thirty-nine hundredths (74.39) feet; (2) Sta 24-25 South sixty one (61) degrees twenty-eight (28) minutes twenty four (24) seconds West, forty-nine and thirty-nine hundredths (49.39) feet; (3) Sta 25-26 South fifty-seven (57) degrees, nineteen (19) minutes seven (07) seconds west sixty nine and eighty five hundredths (69.85) feet (4) Sta 26-27 South thirty four (34) degrees seven (07) minutes forty-five (45) seconds West, seventy four and nine hundredths (74.09) feet to a pin set

THENCE South seventy-two (72) degrees twenty-nine (29) minutes thirty-seven (37) seconds West along the northerly line of Lot No 3 of the Harry O and Mary Jane Fassett subdivision a distance of five hundred thirty-three and thirty-five hundredths (533.35) feet to a pin set.

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THENCE North twenty one (21) degrees one (01) minute forty-two (42) seconds West continuing along Lot No 3 a distance of one hundred and seventy-eight hundredths (113.78) feet to a pin set.

THENCE South sixty-six (66) degrees seventeen (17) minutes eighteen (1.8) seconds West, continuing along the northerly line of Lot No 3 a distance of seventy-nine and seventy-five hundredths (79.75) feet to a pin set

THENCE South sixty-six (66) degrees seventeen (17) minutes eighteen (18) seconds West continuing along the northerly line of Lot No 3 a distance of two hundred eighty five and ninety-five hundredths (285.95) feet to a point on the centerline of S.R. 2024

THENCE in a northerly direction with the centerline of SR 2024 the following four courses: (1) Sta 6-7 North thirty-six (36) degrees forty three (43) minutes eleven (11) seconds West forty-two and fourteen hundredths (42.14) feet (2)Sta 7-8 North thirty four (34) degrees eleven(11) minutes fifty one (51) seconds West, chord ninety-nine and thirty hundredths (99.30) feet, arc ninety-nine and fifty-five hundredths (99.55) with a radius of four hundred nine and fifty-three hundredths (409.53) feet (3) Sta 8-9 North sixteen (16) degrees forty two (42) minutes thirteen (13) seconds West chord one hundred fifty five and fifteen hundredths (155.15) feet arc one hundred fifty -five and ninety-five hundredths (155.95) feet radius four hundred forty four and fifty three hundredths (444.53) feet (4) Sta 9-10 North ten (10) degrees eighteen minutes thirty seven (37) seconds West chord sixty-six-and thirty hundredths (66.30) feet arc sixty-six and thirty-six hundredths (66.36) feet radius four hundred fifty-eight and twenty six hundredths (458.26) feet

THENCE North seventy-one (71) degrees fourteen (14) minutes forty-four (44) seconds East along the southerly line of Lot No 1 of the Harry O. and Mary Jane Fassett subdivision a distance of two hundred

ninety-one and forty seven hundredths (291.47) feet to a pin set.

THENCE continuing at North seventy-one (71) degrees fourteen minutes forty-four (44) seconds East along the southerly line of said Lot No 1 a distance of seven hundred (700.0) feet to a pin set.

THENCE continuing at North seventy-one degrees(71) fourteen (14) minutes forty four (44) seconds East along the southerly line of said Lot No 1 a distance of twenty-six and sixty one hundredths (26.61)feet for a point in the centerline of S.R. 2028 said point located at the northeast corner of lot herein described.

THENCE in a southerly direction with the centerline of S.R. 2028 with the following five courses: (1) Sta 3-4 South thirty-five (35) degrees fifty-six (56) minutes twenty-six (26) seconds East, thirty-two and ninety-six hundredths (32.96) feet (2) Sta 4-5 South thirty-seven (37) degrees thirty seven (37) minutes twenty-one (21) seconds East, seventy-four and ten hundredths (74.10) feet (3)Sta 5-6, South forty (40) degrees fifty-two (52) minutes fifty-five (55) seconds East forty-eight and seventy hundredths (48.70) feet; (4) Sta 6-7 South forty-four (44) degrees nine (09) minutes nineteen (19) seconds East, sixty and seventy-five hundredths (60.75) feet; (5) Sta 7-8 South forty-three (43) degrees nineteen (19) minutes thirty-nine (39) seconds East, one hundred thirty-seven and fifty-one hundredths (137.51) feet to the place of beginning

Said Lot No 2 containing 10.09 acres of land to be the same, more or less, as surveyed in February of 1996, by Mark O. Shaylor, R.S. Survey No 196.

TAX PARCEL #: 50-100.00-200-001.
BEING KNOWN AS: RR 2 Box 108,
Towanda, PA 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

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exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of PNC BANK NATIONAL ASSOCIATION vs. CONSTANCE & JAMES M. TICE.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 6, 2013

Mar. 5, 12, 19

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 27, 2013 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 WINDHAM, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

BEGINNING at a point in the public road leading from Nichols to Windham Summit 28 rods from the south line of other lands formerly of Woodruff; thence along said road North 10° West 8 rods to an angle in said road; thence by the same North 2° West 8 rods to the northwest corner of said 1 acre lot in the center of said road; thence by lands conveyed by Daniel G. Osborne, et ux to Roy D Tyrell, et ux, North 84° East 10 rods to a post corner, thence by the same South 6° East 16 rods to a post corner, thence by the same South 84° West 10 rods to the place of beginning. CONTAINING 1 ACRE OF LAND, be the same more or less.

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 BRADFORD COUNTY SANITATION COMMITTEE vs. ANTHONY KRSYZCKOWSKI.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 6, 2013

Mar. 5, 12, 19

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 27, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

All these certain lots, pieces or parcels of land, situate and being in the Township of Wysox, County of Bradford, States of Pennsylvania, bounded and described as follows:

Lot No. 1: All those certain lots, pieces or parcels of land situate in Wysox Township, Bradford County, Pennsylvania, being Lots Nos. 100 through 102, as shown on map of Lilley and Smith's cottage lots on Lake Wesauking in said Wysox Township as made by Hiram Bull, County Surveyor in 1897, and recorded in the office or the recording of deed of Bradford County in Map Book No.1, page 133.

Lot No. 2: Also the lot situated in said Wysox Township beginning in the Northeast corner of Lot No. 102, running thence along the North line of Lot No. 102 extended to a small brook or creek leading from the formerly Eerson T. Bull property to Lake Wesauking, thence in a Southwesterly direction along the center of the said creek, its several courses and distances to the North

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line of said highway to the Southeast corner of said Lot No. 102; thence in a Northeasterly direction along the Southeast side of Lot No. 102 to the place of beginning, being a narrow strip of land between the said Lot No. 102 and the center of said creek, being a portion of the premises conveyed to Edward Overton by David B. Byerly by deed recorded in Bradford County Deed Book 357 at Page 258.

Lot 3:

Beginning in the Northeast corner of John B. Merrill property described in deed from Edward Overton et ux dated the 20th day of July 1939 and recorded in Bradford County Deed Book 403 at Page 304; thence on an arc and in a Northwesterly directed in line with an extension of the rear lot lines of Lots 102, 101 and 100 as shown on Map of LILLEY & SMITH COTTAGE LOTS on Lake Wesauking in Wysox Township made by Hiram E. Bull, Couty Surveyor, July 1897 and recorded in Bradford County Book of Maps Volume 1 at page 133, to the Northwest corner of said Lot 100; thence in a Northeasterly direction in line with the

common division line of Lots 99 and 100 extended, a distance of 150.00 feet to a point, thence in a Southeasterly direct on an arc parallel with the rear lot lines of Lots 100, 101 and 102 to a point where said arc intersects the center of the small brook or creek mentioned in said deed from Edward Overton et ux to John B. Merrill above referred to; thence in a Southwesterly direction along the center of said small brook or creed to the place of beginning.

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 ARCHBAY HOLDINGS LLC—SERIES 2010-A vs. MELINDA A. BRUBAKER & MARK D. BRUBAKER.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 6, 2013

Mar. 5, 12, 19