



---

---

**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

##### **Heasley, Sarah**

Late of Bradford County (died July 19, 2016)

Administratrix: Tammy Blokzyl c/o Niemic, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

#### SECOND PUBLICATION

##### **Crisman, Donald R.**

Late of Troy Township (died June 27, 2016)

Executrix: Diane C. Mitchell, 2835 Barns Lane, Bellefonte, PA 16823

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

##### **Cullen, Joseph**

Late of Overton Township (died June 14, 2016)

Executor: Patrick Cullen c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

##### **Deats, Anita S.**

Late of Windham Township (died July 30, 2016)

Executrix: Sylvia Mabel Deats c/o Niemic, Smith & Pelling, Attorneys-at-

law, 427 Main Street, Towanda, PA 18848

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

##### **Hough, Virginia S. a/k/a Virginia Pauline Hough**

Late of West Burlington Township (died July 27, 2016)

Co-Executors: Donald Stanton, 8035 Royal Birkdale Circle, Lakewood Ranch, FL 34202 and Sheryl Angrove, 356 Wolcott Road, Columbia Crossroads, PA 16914

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

##### **Parsons, Philip R. a/k/a Phil Parsons**

Late of Canton Borough (died August 5, 2016)

Executrix: Cathy J. Rausher, 10696 Route 414, Roaring Branch, PA 17765

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

#### THIRD PUBLICATION

##### **Daily, Paul R.**

Late of Albany Township (died July 20, 2016)

Executor: Glenn R. Daily, 125 Kunkle Lane, New Albany, PA 18833

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

##### **Harbst, Thomas Edward, Sr.**

Late of 148 Westbrook Street, Sayre (died July 10, 2016)

Administratrix: Valerie Moniz-Spiegel, 1000 E. River Road, Nichols, NY 13812

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

##### **Jennings, Genevieve Alice a/k/a Genevieve A. Jennings a/k/a Genevieve Jennings**

Late of Terry Twp. (died July 3, 2016)

## BRADFORD COUNTY LAW JOURNAL

---

Executrix: Juanita Light, 1135 Harmony Hill Road, Rome, PA 18837

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

### **Jones, Maxine C.**

Late of Orwell Township (died June 4, 2016)

Co-Executrices: Jacquelyn J. Lawrence, 620 Manahan Road, Monroeton, PA 18832 and Diane J. Milnes, 104 Jayne Road, Tunkhannock, PA 18657

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

### **Pavese, William J.**

Late of Rome Borough (died September 17, 2015)

Executrix: Kimberly Ann Shafer, 4224 Mercur Hill Road, Wyalusing, PA 18853

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

### **Spencer, Margaret L.**

Late of 703 First Street, Athens (died July 2, 2016)

Executor: Thomas J. Spencer, 703 First Street, Athens, PA 18810

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

### **Stoddard, Janet Marie Bouse**

Late of Bradford County

Executor: Lloyd G. Stoddard c/o Ray DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Ray DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

### **West, Alice M.**

Late of Litchfield Township (died February 26, 2016)

Administratrix dbncta: Jane Gorman c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

---

### **FICTITIOUS NAME NOTICE**

---

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Act of Assembly No. 295, approved December 16, 1982, P.L. 1309, 54 Pa. C.S.A. Section 301 et seq., of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on August 2, 2016, a Fictitious Name Registration for the conduct of a business in Pennsylvania under the assumed or fictitious name, style or designation of:

#### **KNIGHT OUT**

with its principal place of business at: 4132 Old Plank Road, Towanda, PA 18848. The name and address of the entity interested in said business is Ray J's Knight Out, LLC of 4132 Old Plank Road, Towanda, Pennsylvania 18848.

CHRISTOPHER D. JONES,  
ESQUIRE

GRIFFIN, DAWSEY, DePAOLA &  
JONES, P.C.

101 Main Street  
Towanda, PA 18848

Sept. 6

---

### **FICTITIOUS NAME NOTICE**

---

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Act of Assembly No. 295, approved December 16, 1982, P.L. 1309, 54 Pa. C.S.A. Section 301 et seq., of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on June 22, 2016, a Fictitious Name Registration for the conduct of a business in Pennsylvania under the as-

## BRADFORD COUNTY LAW JOURNAL

---

sumed or fictitious name, style or designation of:

### THE WAYSIDE INN

with its principal place of business at: 83 Beebe Hill Road, Towanda, PA 18848. The name and address of the entity interested in said business is RMMS&A, LLC of 83 Beebe Hill Road, Towanda, Pennsylvania 18848.

CHRISTOPHER D. JONES, ESQUIRE  
GRIFFIN, DAWSEY, DePAOLA &  
JONES, P.C.

101 Main Street  
Towanda, PA 18848

Sept. 6

---

### REGISTER'S NOTICE

---

0815-0370 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF GEORGE BRIMMER, Executor of the Estate of Reuben W. Brimmer, late of Rome Township, Bradford Co., PA.

0812-0296 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF SHANA SPENCER & ERIC KING, Co-Executors of the Estate of Janet Brown a/k/a Janet E. Brown, late of Monroe Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 20th day of September 2016.

Shirley Rockefeller  
Register of Wills

Sept. 6, 13

---

### 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, September 28, 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 Towanda Borough, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at an iron pin located on the east line of North Main Street, being the northwest corner of the lands now or formerly of Clinton Swank and the southwest corner of the lands herein described; thence easterly along the common boundary line of lands now or formerly of said Swank and lands herein described 104 feet, more or less, to an iron pin located in the west line of lands now or formerly of George Ross Bacon et ux; thence northerly along the common boundary line now or formerly of said Bacon and the lands herein described, 76 feet, more or less, to an iron pin in the south line of lands now or formerly of VanGorder; thence westerly along the common boundary line of lands now or formerly of said VanGorder (this line was omitted from the current deed description) and the lands herein described approximately 108 feet to an iron pin located in the east line of North Main Street; thence southerly along the east line of North Main Street, approximately 75 feet to an iron pin, the place of beginning.

TAX PARCEL #49-086.02-198-000-000.

BEING KNOWN AS: 214 North Main Street, 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 exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of QUICKEN LOANS vs. ALISHA JENNINGS & DAVID JENNINGS.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Sept. 7, 2010

Sept. 6, 13, 20

## BRADFORD COUNTY LAW JOURNAL

---

### 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, September 28, 2016 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 Borough of Rome, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the West side of Main Street Northeast corner of F.W. Maynard's lot, now or formerly; thence along Main Street, North 43 degrees East 6 and 8/10 perches to John Vought's line, now or formerly; thence along line of same North 47 degrees West 10 and 6/10 perches; thence North 43 degrees West 6 and 8/10 perches to the Northeast corner of the F.W. Maynard's Lot, now or formerly; thence along the line of same South 47 degrees East 10 and 6/10 perches to the place of beginning.

BEING the same premises which Christine A. Chaffee and Dennis L. Caffee, her husband, by deed dated June 30, 2006, and recorded in the Office for the Recording of Deeds, in and for the County of Bradford, as Instrument No.: 200607993, granted and conveyed unto Scott E. Repsher, Jr. and Tara L. Repsher, husband and wife, in fee.

BEING PARCEL I.D. NO. 31-062.02-035-000-000.

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. TARA REPSHER & SCOTT REPSHER, JR.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Sept. 7, 2010

Sept. 6, 13, 20

---

### 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, September 28, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL those certain lots, pieces or parcels of land lying and being in the Township of South Creek, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1:

BEGINNING in the center of the highway leading from Troy to Elmira (Pennsylvania Route No. 14) at the Southwest corner, now or formerly, of George Ameigh's land, 200 feet to a corner; thence along land, now or formerly, of J. Raymond Smith in a northerly direction to an iron pin in the line of land, now or formerly, of Lewis Dix; thence in a westerly direction along the said Dix's land to a corner in line of land, now or formerly, known as the I.O.O.F. lot; thence in a southerly direction along the said I.O.O.F. lot, 81 feet to a corner; thence in a westerly direction, 138 feet to the center of the aforementioned highway; thence in a southerly direction along the center of the aforementioned highway, 238 feet to the place of beginning.

## BRADFORD COUNTY LAW JOURNAL

---

CONTAINING one and one-half acres of land, be the same more or less.

EXCEPTING AND RESERVING to J. Raymond Smith, et ux, their heirs and assigns, a right of way ten (10) feet in width at the southern edge of the Lot herein conveyed and running from the Troy Elmira Road to the land owned by the Smiths herein lying East of the lot herein conveyed.

LOT NO. 2:

BEGINNING in the center of the highway at the southwest corner, now or formerly, of George Ameigh's lot and running in an easterly direction along the same lands formerly of Heeman Lewis, five hundred and fifty-nine (559) feet to lands, now or formerly, of the Northern Central Railroad Company; thence northerly along said Railway Company's lands, three hundred and thirty (330) feet to a corner; thence west along lands, now or formerly, of Lewis Dix, formerly F. L. Harkness, to the I.O.O.F. and Church lot, near the center of the building, four hundred (400) feet; thence south along said I.O.O.F. lot eighty-one (81) feet to the corner of same; thence west along the said I.O.O.F. lot one hundred thirty-eight (138) feet to the center of the aforesaid highway; thence south along said highway leading from Troy to Elmira two hundred forty-nine (249) feet to the place of beginning.

CONTAINING about four (4) acres of land be the same more or less.

BEING AND INTENDING TO DESCRIBE the lands conveyed to William F. Cavanaugh, Jr. and Frances F. Cavanaugh, his wife, by Kelly R. Oldroyd and Cindy L. Oldroyd, his wife, by deed dated November 28, 2006, and recorded in the Office of the Recorder of Deeds of Bradford County on November 29, 2006, to Bradford County Instrument Number 200615379.

Bradford County Assessment Number: 40-016.02-060-000-000.

Street Address: 33054/33058 Route 14, Gillett, Pennsylvania 16925.

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. WILLIAM CAVANAUGH & FRANCES CAVANAUGH.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Sept. 7, 2010

Sept. 6, 13, 20

---

### 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, September 28, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those two certain messuages, tenements and tracts of land situate, lying and being in the Township of Springfield, County of Bradford, and State of Pennsylvania, bounded and described as follows, to-wit:

LOT NO. 1

KNOWN as Lot 33 on the North shore of Lake Ondawa, having a frontage of 42 feet, and extending back about 300 feet and being 38 feet on the back, and including rights to spring North of lot.

EXCEPTING AND RESERVING from Lot No. 1 above described the following described lot of land as conveyed by Bruce R. Decker and Sarah A. Decker, his wife, to Elmer Easton, by deed dated April 26, 1963.

BEGINNING at the Northeast corner of Lot #33 on the North shore of Lake Ondawa;

## BRADFORD COUNTY LAW JOURNAL

---

thence Southerly along the East side of said lot 175 feet 8 inches (175' 8") to a stake; thence on a line at right angles with the said East line 12 feet 3 inches (12' 3") in a Northwesterly direction to a point; thence Northerly 167 feet 6 inches (167' 6") from said point to the place of beginning, being a triangular shaped plot of land with a base of 12 feet 3 inches (12' 3").

### LOT NO. 2

BEGINNING at a point on the East side of Lot #33 on the North shore of Lake Ondawa at the Southeast corner of said lot; thence Northerly 104 feet (104') along the East side of said lot to a point; thence in a Southeasterly direction at right angles with said East line for a distance of 26 feet (26') to a point; thence Southerly a distance of 88 feet (88') to the point of beginning, being a triangular shaped piece of land with a base of 26 feet.

Parcel No. 42-043.01-077-000-000.

Melinda S. Cocolin by deed from A. William Engel, Jr. and Eloise R. Engel dated July 31, 2002 and recorded in the Office of the Recorder of Deeds in and for Bradford County, Pennsylvania on June 5, 2003 at Instrument No. 200308215.

Premises known as: 283 Lake Shore Lane, Lot 33, Columbia Cross Roads, PA 16914.

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 BRANCH BANKING & TRUST COMPANY SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK vs. MELINDA COCOLIN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Sept. 7, 2010

Sept. 6, 13, 20