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**Bradford County Law Journal**

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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.

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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.

#### SECOND PUBLICATION

**Bagley, H. Eloise a/k/a Eloise Bagley**

Late of Canton Township (died May 14, 2015)

Executor: Earl Ridall, P.O. Box 35, Grover, PA 17735

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

**Brown, Margaret June a/k/a Margaret J.**

**Brown a/k/a June Brown**

Late of Rome Township (died July 14, 2015)

Executor: Clarence L. Roberts, Jr., 5 Sharon Mountain Road, P.O. Box 601, Sharon, CT 06069

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

**Hardenstine, Francis D.**

Late of Bradford County

Executor: Peter D. Hardenstine 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

**Kipp, Ruth Martine a/k/a Martine R. Kipp**

Late of Albany Township (died June 26, 2015)

Executor: Lamar F. Kipp, 238 Robinson Road, Wyalusing, PA 18853.

Attorney: Kenneth R. Levitzky, Esquire, P.O. Box 489, Dushore, PA 18614

**Roof, Frances M.**

Late of Orwell Township (died May 25, 2015)

Executrix: Cynthia J. Russell, 1697 Orwell Hill Rd., Rome, PA 18837

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

**Williams, Marsha K.**

Late of Bradford County

Co-Executors: Michelle G. Chamberlain and Gregory C. Williams 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

#### THIRD PUBLICATION

**Barnes, Amy Place**

Late of Towanda (died July 14, 2015)

Executrices: Amy O'Rourke, 14081 Rte. 220, Towanda, PA 18848 and Patricia Seibert, 5 Canada Run Road, Wellsboro, PA 16901

**Barrett, Norman C.**

Late of Troy Borough (died February 7, 2014)

Administratrix: Georgia K. B. Ensminger c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601

Attorneys: Gary G. Krafft, Esquire, Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601

**Fish, Irene B.**

Late of Sayre Borough (died June 21, 2015)

Administrator: William H. Fish, 339 Breesport Rd., Horseheads, NY 14845

**Meyers, Mary E.**

Late of the Borough of Sayre (died May 20, 2015)

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Executrix: Darlene Ellis, 223 Main St.,  
Apalachin, NY 13732

Attorneys: George H. Elwood, Esquire,  
Law Office of James D. Ward, 38 W.  
Main St., Suite 1, Hancock, NY 13783,  
(607) 637-4791

### **Namet, Edward J.**

Late of Sayre Borough (died June 14,  
2015)

Executrix: Dawn Garrapy, 306 S. El-  
mira Street, Athens, PA 18810

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

### **Tift, Wilton S.**

Late of the Township of Smithfield (died  
May 9, 2015)

Executor: Dustin Tift, 346 Florida Av-  
enue, Crossville, TN 38572

Attorneys: Damian M. Rossettie, Es-  
quire, Landy & Rossettie, Attorneys at  
Law, 228 Desmond Street, P.O. Box  
206, Sayre, PA 18840

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### **MISCELLANEOUS LEGAL NOTICE**

IN THE COURT OF COMMON  
PLEAS OF BRADFORD COUNTY,  
PENNSYLVANIA

NO. 2015IR0037

NOTICE OF INTENTION TO  
APPLY FOR PRIVATE  
DETECTIVE & PROFESSIONAL  
SECURITY LICENSES

IN RE: APPLICATION FOR  
PRIVATE DETECTIVE AND  
SECURITY PROFESSIONAL ON  
BEHALF OF CINDY D. HENSON

NOTICE IS HEREBY GIVEN, that  
Cindy D. Henson, of 147 Campbell Hill  
Road, Lockwood, New York 14859, has

filed an Application to secure a detective and  
security license which detective and secu-  
rity license shall be carried on at the Peti-  
tioner's place of business at 120 South  
Keystone Avenue, Suite 2, Sayre, Pennsyl-  
vania 18840.

A Hearing has been scheduled by the  
Court in reference to said Application on  
August 17, 2015 at 1:00 p.m. in Courtroom  
#1 of the Bradford County Courthouse,  
Towanda, Pennsylvania 18848, at which  
time all persons shall be heard on said Ap-  
plication.

July 28; Aug. 4, 11

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### **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  
Wed., August 26, 2015 at 10:00 o'clock in  
the forenoon the following described prop-  
erty to wit:

#### LEGAL DESCRIPTION

All that certain lot, piece or parcel of land  
situate, lying and being in the Township of  
Smithfield, County of Bradford and Com-  
monwealth of Pennsylvania, bounded and  
described as follows:

Beginning at a point in the center of  
Township Road No. 623 at the northeast  
corner of lands indicated to be the property  
now or formerly of the John Mathews Estate  
on the survey hereinafter referenced; thence  
North 89 degrees 57 minutes East along the  
center of the Township Road a distance of  
86.8 feet to a point; thence on an angle along  
the line of an existing fence a distance of 45  
feet, more or less, to a point, said point being  
in the east line of the described lot as shown  
on the hereinafter referenced survey; thence  
South 06 degrees 56 minutes West a distance  
of 140 feet, more or less, to an iron pin;  
thence South 02 degrees 26 minutes West  
along a staked line a distance of 228 feet to

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an iron pin for a corner; thence North 84 degrees 23 minutes West a distance of 144 feet to an iron pin for a corner; thence North 08 degrees 21 minutes East along the line of a fence a distance of 396 feet to the center of Township Road No. 623, the point and place of beginning.

Being and intending to described the lot containing 1.2 acres (excepting a small portion from the northeast corner thereof?) as shown on Survey No. 8775 made by George K. Jones, Registered Surveyor, dated June 15, 1973.

Grantors, Jed A. Lezak and Tania J. Lezak, do hereby grant and convey to Grantee, Walter L. Brown, III, his heirs and/or assigns, all of their right, title and interest in and to all oil, gas and mineral rights and/or any declarations of pooling, 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, Grantors, Jed A. Lezak and Tania J. Lezak, do hereby grant and convey to Grantee, Walter L. Brown, III, his heirs and/or assigns, all of their right, title and interest now existing in any oil, gas or mineral lease, past or present, of record, heretofore executed and that the Grantee, his heirs and/or assigns, shall receive all interest to any and 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 and gas lease between Jed A. Lezak and Chesapeake Appalachia, LLC, dated June 10, 2008 and recorded July 21, 2008 to Bradford County Instrument Number 200811103.

By acceptance of the Deed, the Grantee herein, Walter L. Brown, III, does hereby acknowledge that the above described lands are subject to a paid up oil and gas lease described above for a primary term of 5 years.

TITLE TO SAID PREMISES IS VESTED IN Walter L. Brown, III, unmarried, by Deed from Jed A. Lezak and Tania J. Lezak, h/w, dated 05/24/2013, recorded 06/04/2013 in Instrument Number 201309953.

Tax Parcel: 39-058-00-187-000-000.

Premises Being: 1152 Andrus Hill Road, Ulster, PA 18850.

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 PENNY MAC LOAN SERVICES vs. WALTER L. BROWN, III.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Aug. 5, 2015

Aug. 4, 11, 18

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### SHERIFF'S SALE

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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 Wed., August 26, 2015 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 situate in the Borough of South Waverly, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the south line of Pitney Street, and being the northwest corner of Lot No. 2 conveyed by Russell I. Hamilton, et. ux, to Glenn E. Rolls, et. ux., by deed recorded in Bradford County Deed Book 491 at Page 164; running thence westerly

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along the south line of Pitney Street seventy-two and five-tenths (72.5) feet to a point for a corner; running thence southerly along the easterly line of lands of Rex Sprout (now or formerly) to the north line of lands now or formerly known as Keystone Park; running thence easterly along the north line of said Park lands sixty-two and five-tenths (62.5) feet to the southwest corner of lands of Glenn Rolls (now or formerly); running thence northerly along the west line of lands of said Rolls to the south line of Pitney Street; the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin Fitzgerald, by Deed from Norman J. Fitzgerald, widower, dated 11/06/2000, recorded 03/09/2001 in Instrument Number 200102373.

Tax Parcel: 41-007.05-049-000-000.

Premises Being: 136 Pitney Street, Sayre, PA 18840-2918.

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 U.S. BANK NATIONAL ASSOCIATION vs. KEVIN FITZGERALD.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Aug. 5, 2015

Aug. 4, 11, 18

### SHERIFF'S SALE

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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 Wed., August 26, 2015 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 Athens Township, Bradford County, Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point at the low water line on the East side of the Susquehanna River two hundred twenty five (225) feet northerly from the property formerly deeded to Willard and Mamie E. Keeler on November 6, 1952 and running northerly along low water line of the Susquehanna River three hundred twenty three (223) feet plus or minus to a point; thence easterly bearing South sixty five (65) degrees East, crossing State Highway No. 08077, one hundred forty (140) feet plus or minus, to an iron pin; thence southerly bearing South fifteen (15) degrees thirty (30) minutes West ninety three (93) feet to an iron pin; thence westerly bearing South eighty two (82) degrees nineteen (19) feet to an iron pin; thence southerly bearing South three (3) degrees East forty four (44) feet to an iron pin; thence southerly bearing South seven (7) degrees thirty (30) minutes West one hundred sixty (160) feet to an iron pin; thence westerly, bearing North seventy one (71) degrees West two hundred nineteen (219) feet plus or minus, crossing the State Highway to the place of beginning.

HAVING THEREON ERECTED a dwelling house and shed and known as 1242 Riverside Drive, Athens, PA 18810.

Subject to existing State Highway 08077, as shown on Map No. 63 by George K. Jones, County Surveyor, dated November 21, 1958.

Excepting and reserving unto Sayre Land Company, its successors and assigns, an unlimited right of way for ingress and egress over the road which crosses the Northeast corner of the above described premises and which leads from State Highway No. 08077 to the water reservoir.

BEING THE SAME PREMISES WHICH Jane L. Hibbard by deed dated 10/22/2009 and recorded 10/29/2009 in

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Bradford County Instrument No. 2009-23332, granted and conveyed to Linda Hall.

ACCOUNT: 09-020-21-141-001.

PID: 27420.

ASSESSED VALUE: \$27,750.

COMMON LEVEL RATIO: 3.13.

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 U.S. BANK NATIONAL ASSOCIATION vs. LINDA HALL.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Aug. 5, 2015

Aug. 4, 11, 18

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 Wed., August 26, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Smithfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of S.R. 4014 where the lands now or formerly of Brenda Ellis and the property described in this deed come together; thence follow the center line of said State Route South 56 degrees 34 minutes 21 seconds East 102.26 fee to another point in the center line of S.R. 4014 for a corner; thence leave the center line of S.R. 4014 and go South 06

degrees 11 minutes 51 seconds West 773.08 feet through a set capped iron rod located near the Southern edge of S.R. 4014 and to a second set capped iron rod for a corner; thence South 81 degrees 26 minutes 52 seconds West 364.87 feet to a found monument for a corner; thence North 36 degrees 40 minutes 40 seconds East 673.27 feet through a found monument located near the Southern edge of S.R. 4014 and to a point in the center line on S.R. 4014, which is the point and place of beginning.

BEING AND INTENDING to describe Lot 2, 6.058 acres on Subdivision of Property of Stephen and Ruth Bayles, survey by Jon P. Seifried, which survey was dated July 8, 2002 and being Project No. 66-40-B. Said subdivision was approved by the Bradford County Planning Commission on September 30, 2002 and assigned to office file number 2002-122.

TITLE TO SAID PREMISES IS VESTED IN Brenda L. Ellis, by Deed from Richard L. Ellis, unmarried and Brenda L. Ellis, unmarried, dated 05/01/2001, recorded in .

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, N.A. vs. BRENDA L. ELLIS & STEPHEN H. BAYLES, SR.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Aug. 5, 2015

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