

Bradford County Law Journal

ISSN 1077-5250

Vol. 5 Towanda, PA Tuesday, April 9, 2013 No. 432



The Court: The Honorable Maureen T. Beirne, President Judge

Editors: Albert C. Ondrey, Esquire, Chairman
Daniel J. Barrett, Esquire
Deborah Barr, Esquire
Frances W. Crouse, Esquire

Bradford County Law Journal

Copyright © 2013, 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 \$75.00 per annum, \$3.00/individual copies.

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

Guiles, Robert E.

Late of Athens Township (died November 2, 2012)

Administratrix: Florence B. Guiles, 120 Sayre Hill Road, Sayre, PA 18840

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

Otis, H. Adelbert

Late of Wyalusing Township (died December 19, 2012)

Executrix: Dianna Cresho, 1006 Route 706, Wyalusing, PA 18853

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

Wintermute, Genevieve a/k/a Genevieve A. Wintermute

Late of Wells Township (died February 23, 2013)

Executrix: Beverly J. Smith, 604 Birdcreek Road, Gillett, PA 16925

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

SECOND PUBLICATION

Arnold, Alberta R.

Late of Litchfield Township (died December 22, 2012)

Co-Executors: Paul Arnold and David Arnold c/o Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

Attorney: Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

Hall, June

Late of Sheshequin Township (died September 3, 2012)

Executor: Herbert Hall c/o Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

May, M. Marie a/k/a Marie May a/k/a Martha Marie May

Late of West Burlington Township (died March 9, 2013)

Co-Executrices: Beverly A. Griffin, 336 Springbrook Drive, Canton, PA 17724 and Barbara E. Machmer, 160 Soper Hill Road, Canton, PA 17724

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

Simons, Doris M. a/k/a Doris May Simons

Late of the Township of Wyalusing (died February 23, 2013)

Executors: John E. Simons and Ann Marie Way c/o Catherine J. Garbus, Esquire, 24 E. Tioga Street, Tunkhannock, PA 18657

Attorney: Catherine J. Garbus, Esquire, 24 E. Tioga Street, Tunkhannock, PA 18657, (570) 836-6749

Smith, Florence M. a/k/a Florence Margaret Gowin Smith

Late of Towanda Township (died December 28, 2012)

Executrix: Charlotte Ann Sullivan, 1036 South Main Street, Towanda, PA 18848

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

THIRD PUBLICATION

Biddle, Esther W.

Late of Canton Township (died February 27, 2013)

BRADFORD COUNTY LAW JOURNAL

Executrix: Jane Riggs c/o Duvall, Reuter & Pruyn, 14 Park Street, Towanda, PA 18848

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

Burnett, Catherine E. a/k/a Catherine Ellen Burnett

Late of Granville Township (died February 15, 2013)

Executrix: Anna Mae Burnett, 58 King Street, Troy, PA 16947

Attorneys: Evan S. Williams, III, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Decker, Robert Mayo, Sr.

Late of 1766 Elmira Street, Apartment 16, Sayre (died December 3, 2012)

Administratrix: Maryanne Bell, 2475 Orange Hill Road, Athens, PA 18810

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

Ford, Carol S.

Late of 4357 Vetter Road, Athens (died February 10, 2013)

Administrator: Mark S. Ford, 4402 Vetter Road, Athens, PA 18810

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

Michnich, Peter

Late of Leraysville Borough (died January 23, 2013)

Co-Executors: John Michnich and Mary Michnich c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Phillipi, Louis Conrad a/k/a Louis C. Phillipi

Late of Athens Township (died January 26, 2013)

Executrix: Diana L. Benjamin, 18775 Route 187, Towanda, PA 18848

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

REGISTER'S NOTICE

0811-0332 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF BETTYLOU HADLEY-LAIRD, Administratrix of the Estate of Sandra Bergman, late of Athens Township, Bradford County, PA.

The same will be presented to the Orphans' Court on the 16th day of April, 2013. Shirley Rockefeller
Register of Wills

Apr. 2, 9

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that Howie's LLC has filed an application for registration of fictitious name:

HOWIE'S PIZZA

under the Fictitious Names Act. The principal place of business is: 141 S. Keystone Avenue, Sayre, Pennsylvania 18840. The operator is Donald Howard.

BETTY J. KEENE, ESQUIRE
KEENE LAW OFFICE
443 Fulton Street
Waverly, NY 14892

Apr. 9

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 24, 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 in the Borough of Sayre

BRADFORD COUNTY LAW JOURNAL

County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the east line of Wilbur Avenue at its intersection with the south line of Tuscarora Street; thence easterly along the south line of Tuscarora Street aforesaid one hundred (100) feet to a corner; thence southerly parallel with the east line of Wilbur Avenue aforesaid, fifty (50) feet to a corner; thence westerly at right angles to said east line of Wilbur Avenue, one hundred (100) feet to a corner; thence northerly along said east line of Wilbur Avenue fifty (50) feet to the place of beginning.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting same as a matter of record.

TITLE TO SAID PREMISES VESTED IN David Bashore; by Deed from Henry Fratarcangeli and Karen Colton, now Karen Fratarcangeli, h/w, dated 07/28/2000, recorded 08/03/2000 in Instrument Number 200007164.

Premises being: 824 WILBUR AVENUE, A/K/A 824 NORTH WILBUR AVENUE, SAYRE, PA 18840-1814.

Tax Parcel No. 34-007.06-095-000-000

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 JP MORGAN CHASE BANK, N.A. vs. DAVID BASHORE.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Apr. 3, 2013

Apr. 2, 9, 16

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 24, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL NO. 58-136.00-094

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

BEGINNING at a corner in line of land now or formerly of Owen O'Neill; thence North thirty (30) degrees West twenty-six (26) perches along lands now or formerly of Dennis Ryan; thence North fifty-five and three-fourths (55 3/4) degrees West forty-two and two-tenths (42.2) perches along lands of said Dennis Ryan to a corner; thence North thirty-four and one-fourth (34 1/4) degrees East one hundred four and five-tenths (104.5) perches along lands now or formerly of Richard O'Neill to a corner; thence South fifty-five and three-fourths (55 3/4) degrees East twelve and five-tenths (12.5) perches along lands now or formerly of Frank J. Coyle to a corner; thence North thirty-four and one-fourth (34 1/4) degrees East sixty-four (64) perches along lands of said Frank J. Coyle, to a corner; thence South forty-four (44) degrees East fifty-one and five-tenths (51.5) perches along lands of said Frank J. Coyle to a corner; thence South thirty-four and one-fourth (34 1/4) degrees West one hundred sixty (160) perches along lands now or formerly of Robert Jackson and Owen O'Neill, to the place of beginning.

CONTAINING fifty-six (56) acres and one hundred seventeen (117) perches.

BEING the same premises conveyed by Leroy Ronald Howett, Executor of the Estate

BRADFORD COUNTY LAW JOURNAL

of Virginia M. Ray, a/k/a Virginia Marie Ray, to Leroy Ronald Howett, dated September 17, 1992 and recorded September 18, 1992 to Bradford County Record Book 227 at Page 624.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

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 MIDDENDORF CONTRACTING INC. vs. LEROY and KATHRYN HOWETT.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
Apr. 3, 2013

Apr. 2, 9, 16

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 24, 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 Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Fallbrook road where lands of Charles Wood et ux join with the land of the grantors (Wil-

liam H. Putnam and Gertrude H. Putnam, his wife); thence in a Northerly direction along lands of the grantees, on hundred (100’) feet to a corner; thence in a Westerly direction through lands of the grantors on hundred (100’) feet to a corner; thence in Southerly direction through lands of the grantors seventy-five (75’) feet to a point in the center of the aforesaid road; thence in an Easterly direction along the center of said road one hundred (100’) feet to the place of beginning.

CONTAINING eighty six hundred ten (8610) square feet of land, be the same more or less.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

TITLE TO SAID PREMISES VESTED IN John S. Camp, by Deed from Barbara J. Wilber, Attorney-in-fact for Agnes A. Wood, widow, dated 9/23/2005, recorded 10/4/2005 in Instrument No. 200511453.

Premises being: RR 2, Box 27, 27 Fallbrook Road, Troy, PA 16947-9802, a/k/a 5819 Fallbrook Road, Troy, PA 16947.

Tax Parcel No.: 53-068.00-219.000.000.

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 APRIL SMITH vs. JOHN CAMP, JENNIFER PERRY and CHRIS HOWLAND.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
Apr. 3, 2013

Apr. 2, 9, 16

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, April 24, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot, or piece or parcel of land situate, lying and being in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the east line of First Street at the southwest corner of Lot No. 375; thence by the south line of said lot, North eighty-one (81) degrees, fifty (50) minutes East, one hundred fifty (150) feet to the west line of Lot No. 332; thence by the west line of Lot No. 332 and Lot No. 331, South eight (8) degrees, ten (10) minutes East fifty (50) feet to the northeast corner of Lot No. 377; thence by the north line of said Lot No. 377, South eighty-one (81) degrees, fifty (50) minutes West, one hundred fifty (150) feet to the east line of First Street;

thence by the east line of First Street, North eight (8) degrees, ten (10) minutes West, fifty (50) feet to the aforesaid place of beginning; Being Lot No. 376 on Block No. 25 of the Murray Plot, recorded in Bradford County Book of Maps, Page 9.

BEING the same premises which, by Deed dated December 20, 2007 and recorded January 20, 2008 in and for Bradford County, Pennsylvania, in Deed Book Volume, Page 200800009, granted and conveyed unto Jason L. Horton and Rebekah Horton, his wife.

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, N.A. vs. JASON J. HORTON & REBEKAH HORTON.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Apr. 3, 2013

Apr. 2, 9, 16