
Bradford County Law Journal

Copyright © 2020, Bradford County Bar Association

Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 E-mail prepress@clareprint.com

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 Prot. 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

Sheffield, Leona B. a/k/a Leona Belle Sheffield

Late of Canton Township (died August 14, 2020)

Executor: William T. Sheffield, Jr., 45 Water Street, P.O. Box 87, Grover, PA 17735

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

Wheeler, Robert J.

Late of Towanda Twp. (died October 6, 2020)

Executor: Leon Vanderpool, 14401 Rt. 414, Monroeton, PA 18832

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 N. Elmira Street, Athens, PA 18810, (570) 888-7709

THIRD PUBLICATION

Aber, Allen L. a/k/a Allen Aber

Late of Columbia Township (died April 14, 2020)

Executrix: Charlene I. Aber, 258 Beaman Road, Columbia Cross Roads, PA 16914

Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, PLLC, 228 Des-

mond Street, P.O. Box 206, Sayre, PA 18840-0206

Bagley, Roy Allen

Late of West Burlington Township (died September 12, 2020)

Administratrix: Gwen Bagley 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

Gerould, Alene M. a/k/a Alene Margaret Gerould

Late of Smithfield Township (died September 17, 2020)

Executrix: Darla Sielaff, 5864 Sistine Rd., Trumansburg, NY 14886

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

Keir, Elizabeth Ann

Late of Warren Township (died August 28, 2020)

Executor: Samuel F. Keir, 409 Jackson Road, Rome, PA 18837

Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

McWilliams, Sandra L. a/k/a Sandra Lee McWilliams

Late of Canton Township (died August 15, 2020)

Executor: Joshua D. McWilliams, 12121 Route 14, Canton, PA 17724

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

Shaffer, John D.

Late of Canton Township (died October 2, 2020)

Executrix: Lois M. Shaffer, 96 Circus Lane, Canton, PA 17724

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

BRADFORD COUNTY LAW JOURNAL

Traver, Mary E. a/k/a Mary Elizabeth Macynski Traver

Late of Athens Township (died September 29, 2020)

Executrix: Kathy Ann Traver, 203 E. Cherry Street, Athens, PA 18810

Attorneys: Wm. Alan Shaw, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

TERMINATION OF PARENTAL RIGHTS

TO: CHADEVIN JAMAL ELLERS

A Petition has been filed asking the Court to put an end to all rights you have to your minor child, M.A.H. born on May 21, 2015 in Sayre, Bradford County, Pennsylvania. The mother of M.A.H. is Felicity Lorraine Hicks. The Court has set a hearing on December 1, 2020 at 9:30 A.M. in Courtroom No. 2 before the Honorable Evan S. Williams, III, Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848. This hearing will be held by video conference via ZOOM. If you want to participate in the hearing, YOU MUST contact the Bradford County Court Administration Office at (570) 265-1707 or Bradford County Children and Youth Services at (570) 265-1760 to obtain the confidential information to participate in the Zoom hearing.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Prothonotary's Office
Bradford County Courthouse
301 Main Street
Towanda, PA 18848
(570) 265-1705

You have an important option that may be available to you under Pennsylvania law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Agreement.

Nov. 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, Nov. 25, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

ALL That Certain Lot, Piece or Parcel of Land, Lying and Being in The Township of North Towanda, County of Bradford, Commonwealth of Pennsylvania, Bounded and Described as Follows:

Commencing At A Point In The Centerline of U S And Pennsylvania Route No. 6, Said Point Being North 68 Degrees West A Distance of 250 Feet From The Common Intersecting Point Of The Centerline Of U S And Pennsylvania Route No. 6, The Westerly Line of Lands Now Or Late of George Kinsman And The Northeasterly Corner Of The Premises Hereby Described; Thence South 68 Degrees East 250 Feet Along The Centerline Of Said U S And Pennsylvania Route No. 6 To The Line of Lands Now or Late Of Said Kinsman; Thence South 64 Degrees West A Distance of 300 Feet Along The Line Of Said George Kinsman Through A Pin In The Southerly Right of Way Line of Said U S And Pennsylvania Route No. 6

BRADFORD COUNTY LAW JOURNAL

To A Pin In The Line of Lands of Said George Kinsman; Thence North 68 Degrees West 200 Feet Along The Other Lands of David W. And Muriel H. Lafy, Now or Formerly, To a Pin; Thence In A Straight Line In A Northeasterly Direction To The Place of Beginning.

The Aforesaid Premises Are Conveyed Under And Subject To Any Rights of Way And Easement That Now Appear of Record In The Chain Of Title, Including But Not Limited To The Right of Way For Said U S And Pennsylvania Route No. 6.

There Is Presently A Water Pipe Crossing The Westerly Portion of The Said Above Described Premises Which Conducts Water From A Spring on other Lands of David W. And Muriel H. Lafy, Now or Formerly, Across the Westerly Portion of Said Above Premises To other Lands of David W. Lafy Et Ux, Now or Formerly The Said David W. And Muriel H. Lafy, Do Hereby Except And Reserve Unto Themselves, Their Heirs And Assigns, Forever, The Right, Privilege And Easement Of Maintaining And Keeping Said Water Pipe Upon Said Above Described Premises Together With The Right Of Ingress, Egress And Regress To And From Said Water Pipe And All Portions Thereof For The Purpose of Maintaining, Repairing And Replacing Said Pipe.

BEING KNOWN AS: 23208 ROUTE 6, TOWANDA PA 18848.

PROPERTY ID NUMBER: 51-073-00-107-000-000.

BEING THE SAME PREMISES WHICH ALAN M. BAKER AND KAREN E. BAKER, HIS WIFE BY DEED DATED 6/29/2004 AND RECORDED 7/2/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT: 200408235, GRANTED AND CONVEYED UNTO ALAN M. BAKER, NOW DECEASED AND KAREN E. BAKER, 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 PENNY MAC LOAN SERVICES vs. KAREN E. BAKER.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Nov. 4, 2020

Nov. 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, Nov. 25, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

SCHEDULE A

ALL those certain lots, pieces or parcels of land situate, lying and being in the Borough of South Waverly, Bradford County, Pennsylvania, containing .29 acre, bounded and described as follows, with an address of 8 Pleasant Street, Sayre, Pennsylvania 18840, with all improvements existing thereon, including a single family residence and attached garage, known as Tax Parcel No. 41-007.04-152-000-000:

LOT NO. 1:

BEGINNING at a stake in the south line of Pleasant Street one hundred twenty-nine and eight-tenths (129.8) feet easterly from the intersection of the south line of Pleasant Street with the east line of Loder Street; thence south nine degrees thirty minutes (9°30') west one hundred seventy-three and

BRADFORD COUNTY LAW JOURNAL

twenty-five hundredths (173.25) feet to a point; thence south eighty degrees thirty minutes (80° 30') east sixty-six (66) feet to a point; thence north nine degrees thirty minutes (9° 30') east one hundred seventy-three and twenty-five hundredths (173.25) feet to a point in the south line of Pleasant Street; thence north eighty degrees thirty minutes (80° 30') west sixty-six (66) feet along the south line of Pleasant Street to the point and place of beginning.

Being and intending to describe Lot No. 18 as shown on D. L. F. Clarke's Map of South Waverly Extension, made by Z. F. Walker.

LOT NO. 2:

BEGINNING at a point in the south line of Pleasant Street distant one hundred twenty-nine and eight tenths (129.8) feet easterly from the intersection of the south line of Pleasant Street with the east line of Loder Street; thence south nine degrees thirty minutes (09° 30') west eighty-seven (87) feet; thence north eighty degrees thirty minutes (80° 30') west fourteen (14) feet; thence north nine degrees thirty minutes (9° 30') east eighty-seven (87) feet to the south line of Pleasant Street; thence south eighty degrees thirty minutes (80° 30') east fourteen (14) feet along the south line of Pleasant Street to the point and place of beginning.

Being and intending to describe a portion of Lot No. 43 of the D.L.F. Clarke Map of South Waverly Extension, made by Z. F. Walker.

BEING the same land described in a deed from Lori V. Kinney, single, to Christopher L. Wood, dated June 22, 2011 and recorded July 12, 2011 in the Register and Recorder's Office of Bradford County as Instrument Number 201118073.

Elmira Savings Bank vs. Christopher L. Wood

No. 2020MF0007

Bradford County, Pennsylvania Court of Common Pleas

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 ELMIRA SAVINGS BANK vs. CHRISTOPHER L. WOOD.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office

Towanda, PA

Nov. 4, 2020

Nov. 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, Nov. 25, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

DESCRIPTION

Parcel No. 17-053.01-037

ALL THAT CERTAIN Lot, piece or parcel of land situate, lying and being in the Township of Columbia, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner of a lot now or formerly of O.E. Watkins in the center of highway leading from Elk Run to Austinville; thence south 65 degrees west 6 perches; thence south 25 degrees East 18 perches; thence north 65 degrees East 6 perches; thence north 25 degrees west 18 perches to the place of beginning.

CONTAINING 100 perches of land more or less.

BEING the same land conveyed by Sarah R. Robbins to Scott May and Jennifer May, his wife, by deed dated December 29,

BRADFORD COUNTY LAW JOURNAL

2017 and recorded in the Bradford County Office of the Recorder of Deeds on April 11, 2018 to Instrument No. 201805275.

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 SARAH R. ROBBINS vs. JENNIFER & SCOTT MAY.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Nov. 4, 2020

Nov. 3, 10, 17