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**Bradford County Law Journal**

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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.

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## BRADFORD COUNTY LAW JOURNAL

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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

##### **Hinckley, Thomas Donald a/k/a Thomas**

###### **D. Hinckley**

Late of West Burlington Township (died March 4, 2020)

Executrix: Shelly Lynne Sizemore, 7708 Murcott Circle, Orlando, FL 32835

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

##### **Young, Dorothy M.**

Late of Athens Borough (died March 6, 2018)

Administrator: Richard Young c/o Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002

Attorneys: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002

#### 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 29, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point in the center line of State Road No. 4039 where the lands of Bernard C. Kotch and Barry A. Bradley, now or formerly, come together; thence follow the center line of said State Road South 04°44'51" East 321.36 feet to another point in the center line of said State Road; thence leave the center line of said State Road and go North 76°20'07" West 732.01 feet to a point for a corner; thence North 53°09'46" West 578.28 feet through a pin set near the edge of an existing farm lane and on to a second pin for a corner; thence North 08°44'17" East 231.20 feet to a pin for a corner; thence South 81°15'43" East 938.67 feet to a pin for a corner; thence South 03°39'28" East 260.00 feet to a pin for a corner; thence South 81°15'43" East 170.00 feet to a point in the center line of State Road No. 4039 which is the point and place of beginning.

Containing 11.400 acres of land, more or less.

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

In order to reach the beginning point for the property described herein, begin at a point in the center line of State Road No. 4039 (Judson Hill Road) where the lands of Brian Bradley et ux. and lands of Barry A. Bradley et ux., now or formerly, come together, said point also being the point where the center line of said State Road intersects with the center line of a 50 foot wide joint use right-of-way; thence leave the center line of State Road No. 4039 and go North 76°20'07" West 437.24 feet along the center line of the 50 foot wide right-of-way to a point, which marks the BEGINNING point for the

## BRADFORD COUNTY LAW JOURNAL

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property described herein; thence go South 10°34'01" East 1174.91 feet through a capped iron rod set 26.05 feet from the center line of the 50 foot wide right-of-way and to a second set capped iron rod for a corner; thence North 80°43'81" West 1809.11 feet to a set capped iron rod for a corner; thence North 08°41'45" East 1609.15 feet to a found monument for a corner; thence South 82°21'19" East 616.11 feet to a found monument for a corner; thence South 08°44'17" West 231.20 feet to a found monument for a corner; thence South 53°09'45" East 578.20 feet through a found monument and to a point for a corner; thence South 16°20'07" East 294.77 feet to a point, which is the point and place of beginning.

Containing 50.162 acres of land, more or less.

BEING AND INTENDING to describe the same premises conveyed by Karin D. Bradley to Brian A. Bradley by deed dated January 12, 2011, and recorded in the office of the Recorder of Deeds of Bradford County, Pennsylvania, on January 25, 2011, to Bradford County Instrument Number 201102773.

Bradford County Assessment Number: 57-014.00-009-001-000.

Street Address: 175 Bradley Drive, Gillett, PA 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 FIRST CITIZENS COMMUNITY BANK vs. BRIAN A. BRADLEY.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Apr. 8, 2020

Apr. 7, 14, 21

### 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 Wednesday, April 29, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

All that tract of land, situate in the Township of Sheshequin, Bradford County, Pennsylvania, bounded and described as follows :

Beginning at a point, and said point being the Northeastern corner of lands herein described, said point being at a sluice drain pipe on the Southerly edge of a Township Road, said Township Road in this location being the dividing line between Litchfield Township and Sheshequin Township; thence in a Southerly direction along other lands of Elizabeth F. Antonow, now or formerly, 350 feet to a point, said point being marked by an iron pin and said point being the South-eastern corner of lands herein described; thence in a Westerly direction 975 feet to a point, said point being marked by an iron pin and said point being in a fence line and said point being in the Southwestern corner of lands herein described; thence in a Northerly direction along the fence line 300 feet, more or less, to a point, in the Southerly edge of Township Road and said point being marked by an iron pin; thence along the Southerly edge of the Township Road 1000 feet to a point marked by a sluice pipe aforementioned, said point being the North-eastern corner of lands herein described and said point being the point and place of beginning.

Consisting of a house and buildings and being known as the Old Colegrove place.

BEING KNOWN AS: 884 MOORE HILL ROAD, ULSTER, PA 18850.

PROPERTY ID NUMBER: 38/035.00/015/000 000/.

BRADFORD COUNTY LAW JOURNAL

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BEING THE SAME PREMISES WHICH NANETTE L. ZAMPIER, WIDOW AND BETTINA BANES, MARRIED BY DEED DATED 1/29/2013 AND RECORDED 3/19/2013 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201304807, GRANTED AND CONVEYED UNTO NANETTE L. ZAMPIER, WIDOW.

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 M & T BANK vs. NANETTE L. ZAMPIER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Apr. 8, 2020

Apr. 7, 14, 21