
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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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

Dennis, Michael G.

Late of Sayre Borough (died July 6, 2013)

Administrator: Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840

Attorney: Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840, (570) 888-9629

Ellis, James L.

Late of South Waverly Borough (died March 22, 2012)

Executor: Joseph A. Alliger c/o Jonathan P. Foster, Sr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840

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

McDonough, William Thomas

Late of Coming, Steuben County, NY (died March 6, 2006)

Executrix: Gail T. McDonough, 135 Rocking Chair Road, Retirement Estates, Horseheads, NY 14845

Attorneys: Ronald L. Finck, Esquire, Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110, (717) 232-5000

Wilcox, Fenton

Late of Bradford County

Executrix: Peggy Jo Coleman c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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

SECOND PUBLICATION

Cannavino, Michael J.

Late of 304 Desmond Street, Sayre (died July 28, 2013)

Executors: Angelo Cannavino, 99 Hayden Street, Sayre, PA 18840 and Sharon Hoobler, 101 Hayden Street, Sayre, PA 18840

Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, Post Office Box 206, Sayre, PA 18840

Chamberlain-Wood, Sandra J. a/k/a Sandra J. Chamberlain a/k/a Sandy Wood

Late of Columbia Township (died August 13, 2013)

Executrix: Judy G. Johnston, 1053 Burleigh Hill Road, Columbia Cross Roads, PA 16914

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

Hunt, Pauline a/k/a Pauline Delorse Hunt

Late of Windham Township (died July 21, 2013)

Executrix: Laura Goodwin, 672 Candor Road, Spencer, NY 14883

Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

Karge, Joan Mary

Late of Wilmot Twp. (died January 7, 2013)

Executor: Harold J. Mease c/o Richard W. Keifer, III, Esquire, 8 Gershom Pl., Kingston, PA 18704

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Attorneys: Richard W. Keifer, III, Esquire, Keifer Law Firm, 8 Gershom Pl., Kingston, PA 18704

THIRD PUBLICATION

Bryan, Ronald G. a/k/a Ronald Glen Bryan

Late of Canton Township (died June 18, 2013)

Executrix: Bonnie C. Bryan, 118 Pratts Mill Road, Canton, PA 17724

Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 120 Troy Street, Canton, PA 17724

Felter, Dorothy Mae

Late of Bradford County (died June 2, 2013)

Administratrix: Dorothy Luttinen c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Forkan, Robert James a/k/a Bob Forkan

Late of Sayre Borough (died July 25, 2013)

Executrix: Patricia Forkan, 6401 Legacy Circle, #1903, Naples, FL 34113

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

Groats, John C., Jr.

Late of Warren Township (died May 19, 2013)

Executor: Jason A. Groats, 22 East Main Street, Newton, UT 84327

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

Hall, Charles B.

Late of Towanda

Executrix: Dawn Lieberman c/o Gary T. Harris, Esquire, Rieders, Travis, Humphrey, Harris, Waters, Waffenschmidt & Dohrmann, 161 West Third Street, Williamsport, PA 17701

Attorneys: Gary T. Harris, Esquire, Rieders, Travis, Humphrey, Harris, Waters, Waffenschmidt & Dohrmann, 161 West Third Street, Williamsport, PA 17701, (570) 323-8711

REGISTER'S NOTICE

0812-0329 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF ELAINE GUSTAFSON, Executrix of the Estate of Ruth S. Moscrip, late of Granville Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 17th day of September, 2013.

Shirley Rockefeller
Register of Wills

Sept. 3, 10

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on June 14, 2013 under the Domestic Business Corporation Law, for:

ALWAYS READY

CRUSHED STONE, INC.

and the address of the registered office is: 24085 Rte. 220, Ulster, PA 18850.

Sept. 10

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW

NO. 2009QT0364

BAUMUNK LUMBER COMPANY, INC.

Plaintiff

vs.

BRADFORD COUNTY LAW JOURNAL

HENRY BECK, Deceased;
FREDERICK BEATTS, Deceased;
ABRAHAM MARTIN, Deceased;
MARIA KNIFFIN, Deceased;
HARRIETT ELLSBREE KNIFFIN
PRINCE, Deceased; ALFRED
PRINCE, Deceased; ANNA
COLAGAN or ANNA CALAGAN,
Deceased; their heirs and assigns
and any and all persons claiming
any and all right, title or interest in and
to the subject premises of 864 acres
in Leroy Township, Bradford
County, Pennsylvania
Defendants

ACTION TO QUIET TITLE

THIS NOTICE IS REGARDING A
QUIET TITLE ACTION FILED ON A
864-ACRE PARCEL OF PROPERTY
LOCATED IN LEROY TOWNSHIP,
BRADFORD COUNTY, PENNSYLVANIA,
HAVING A TAX PARCEL NUMBER OF
22-107.00-157-000-000 TO THE
ABOVE REFERENCED NUMBER AND
AGAINST THE ABOVE REFERENCED
DEFENDANTS.

NOTICE

If you wish to defend, you must enter a
written appearance personally or by attorney
and file your defenses or objections in writing
with the court. You are warned that if
you fail to do so the case may proceed
without you and a judgment may be entered
against you without further notice for the
relief requested by the plaintiff. You may
lose money or property or other rights important
to you.

YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE
YOU WITH INFORMATION ABOUT
HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE
A LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH INFORMATION
ABOUT AGENCIES THAT
MAY OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A REDUCED
FEE OR NO FEE.

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

CHRISTOPHER D. JONES,
ESQUIRE
I.D. #84049
GRIFFIN, DAWSEY,
DePAOLA & JONES, P.C.
Attorneys for Plaintiff
101 Main Street
Towanda, PA 18848
(570) 265-2175

Sept. 10

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 25, 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
or Towanda, County of Bradford and Commonwealth
of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of
said lot, being the northwest corner of
Railroad and Mason Streets; thence North
75 3/4° West 150 feet to a corner on the east
side of a 12 foot alley; thence along the east
line of the same, North 11 1/2° East 56 feet
to a point; thence South 75 3/4° East 150 feet
to a point on the west line of Railroad Street;

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and thence along the same South 11 1/2° West 56 feet to the place of beginning. The said lot having erected thereon a frame dwelling house.

BEING the same premises conveyed to the Secretary of Housing and Urban Development by Deed of Citimortgage Inc. dated September 4, 2007 and recorded September 24, 2007 as Bradford County Instrument Number 200710910.

BEING KNOWN AS: RR 2 Box 36 n/k/a 53 Mason Street, Towanda, PA 18848.

PROPERTY ID NO.: 50-086-07-074-000-000.

TITLE TO SAID PREMISES IS VESTED IN Clinton D. Anderson, severally by Deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington D.C. dated 12/03/2007 recorded 12/06/2007 in Deed Book Instrument #200714333.

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 ONE WEST BANK vs. CLINTON ANDERSON.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Sept. 4, 2013

Sept. 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, September 25, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

Tax Map No. 43-089.00-0152.

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

BEGINNING at a point in the center line of PA Route 6 in the line of lands of Milton R. Frisbee and Lydia Frisbee, now or formerly, thence South 20 degrees 30 minutes East 362.7 feet, along the center line of said State Highway Route 6 to a point for a corner in the line of lands of Eugene O. Lehto and Betty M. Lehto, now or formerly; thence South 59 degrees West 395 feet to a point for a corner in the center line of an old road; thence along the center line of said old road, the following two (2) courses and distances: (1) North 48 degrees 30 minutes West 163 feet to a point at an angle; (2) North 32 degrees 30 minutes West 153 feet to a point for a corner in the line of lands of Milton R. Frisbee and Lydia Frisbee, now or formerly; thence along the line of lands of the said Frisbee, North 54 degrees 14 minutes East 495.7 feet to a point in the center line of PA Route 6, the place of beginning.

CONTAINING 3.44 acres, more or less, as per plat of Survey Map No. 39A by Leonard Carver dated June 29, 1979.

UNDER and SUBJECT to a coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

UNDER and SUBJECT to all easements, rights-of-way, encumbrances, restrictions, reservation, exceptions and other matter contained in prior instruments of record.

BEING Parcel No. 3 of the premises conveyed from Amy S. Cote to Dennis D. Cote by deed dated December 5, 2006 and recorded December 5, 2006 as Bradford County Instrument No 200615640.

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

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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 PS BANK vs. DENNIS COTE.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 4, 2013

Sept. 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, September 25, 2013 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 in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the North line of Draper Street ninety (90) feet westerly from its intersection with the west line of the Shipman Estate, now or formerly; thence North five degrees thirty-six minutes West (N. 5 degrees 36 minutes W.) along the west line of lot no. 23, two hundred seventy-three and ninety-six one-hundredths (273.96) feet to a corner in the southwesterly line of the lands now or formerly of R.S. Loomis (formerly Peloubet Estate); thence North fifty-six degrees thirty-seven minutes West (N. 56 degrees 37 minutes W.) along lands now or formerly of said Loomis and lands now or formerly of D.L. & W.R.R. Company, fifty-eight and one-tenth (58.1) feet to a corner; thence South five degrees thirty-six minutes East (S. 5 degrees 36 minutes E.) three hundred ten and sixteen one-hundredths

(310.16) feet to a corner in the North line of Draper Street; thence easterly along the North line of Draper Street forty-five (45) feet to the place of beginning. Being and intending to describe Lot No. 22 of the Adamy Plot.

TITLE TO SAID PREMISES IS Vested by Quit Claim Deed, dated 12/08/2011, given by Amy Boatman to Bruce Boatman, III and recorded 12/12/2011 Instrument # 201129781.

Tax Parcel: 35-007.06-043.

Premises Being: 118 DRAPER STREET, SAYRE, PA 18840-1902.

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 BANK OF AMERICA vs. BRUCE BOATMAN, III.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 4, 2013

Sept. 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, September 25, 2013 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 in the Township of Athens, County of Bradford and State of Pennsylvania, bounded and described as follows, viz.

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BEGINNING in the center of Athens and Litchfield Road, to the northeast corner of lands now or formerly of Mrs. Campbell; thence North 86 degrees West 247.2 feet to a corner; thence North 4 degrees East 114.9 feet to a corner; thence South 85 degrees 34 minutes East 260 feet along lines now or formerly of Elizah DeGroff to a corner in the center of the Athens and Litchfield Road; thence along said road center 113.55 feet to the place of beginning, and being Lot No. 69 on a plot or plan made by Z. F. Walker, for F.K. Harris.

TITLE TO SAID PREMISES IS VESTED IN Rhonda R. Perry, by Deed from Lori Ann Bennett, now Lori Peterson-Strollo, dated 06/15/2004, recorded 06/18/2004 in Instrument Number 200407537.

Tax Parcel: 09-020.12-058-000-000.

Premises Being: RR BOX 106 a/k/a 1333 FRONT STREET, ATHENS, PA 18810-9461.

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 vs. RHONDA PERRY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 4, 2013

Sept. 3, 10, 17