

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

Abell, Guy W.

Late of the Borough of Rome (died February 14, 2022)

Executrix: Karin M. Abell c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Bendo, John George

Late of Towanda Borough (died April 9, 2022)

Executrix: Elisabeth A. Bendo c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Butch, Linda M.

Late of Warren Township (died January 20, 2022)

Co-Executors: Theodore J. Butch, Jr., 945 Amaretto Drive, Tracy, CA 95376 and Terrie L. Raychel, 174 South Moetz Drive, Milltown, NJ 08850

Attorneys: Law Offices of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837 (570) 247-2382

Chapman, Duane M. a/k/a Duane Mahlon Chapman

Late of Athens Township (died March 12, 2022)

Executrix: Sharon M. Ruthfuss a/k/a Sharon M. Rothfuss, 336 Fulton Street, South Waverly, PA 18840

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

Edgerton, Robert C.

Late of Litchfield Township (died February 25, 2022)

Co-Executors: Catherine Brown and Thomas Brown c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Harris, Leo C.

Late of North Towanda Township (died February 25, 2022)

Co-Executors: Melinda H. Holman, 56 Church Hill Drive, Towanda, PA 18848 and Leo C. Harris, II, 6734 Burlington Turnpike, Towanda, PA 18848

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Mohr, Colleen Ann a/k/a Colleen A. Mohr

Late of Canton Township (died January 30, 2022)

Executrix: Laraine Umstader, 30 Big House Lane, Troy, PA 16947

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

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Oldroyd, Marjorie June a/k/a Marjorie J. Oldroyd

Late of Towanda Borough (died February 4, 2022)

Executor: Walter W. Oldroyd, 456 Thunder Road, Gillett, PA 16925

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

Parshall, Barbara J.

Late of Sayre (died November 23, 2021)

Administrator: Daryl P. Parshall, 1904 Riverside Dr., Sayre, PA 18840

Phillips, Grace E. a/k/a Grace Emma Phillips

Late of Asylum Township (died March 5, 2022)

Executor: Edward Phillips, 133 Main Street, Mount Morris, NY 14510

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Spencer, Bonnie L.

Late of North Towanda Township (died March 21, 2022)

Executrix: Stacey Nybeck, 122 Scribbins Hollow Road, New Albany, PA 18833

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

SECOND PUBLICATION

Finnerty, Esther L.

Late of Smithfield Township (died December 31, 2021)

Administratrix: Wenda L. Schiethauer, 1733 Saco Rd., Ulster, PA 18850

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

Saxton, Ada Mae

Late of Columbia Township (died February 11, 2022)

Executor: Stephen W. Saxton, 1070 Basket Street, Columbia Crossroads, PA 16914

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

THIRD PUBLICATION

Cannavino, Angelo J.

Late of Sayre Borough (died February 27, 2022)

Executrix: Sharon G. Hoobler, 101 Hayden Street, Sayre, PA 18840

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

Franklin, Willard O. a/k/a Willard Orrin Franklin

Late of Wyalusing Township (died March 4, 2022)

Executrix: Annette M. Thomas 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

Klimpel, Adelaide a/k/a Adelaide F. Klimpel

Late of Sayre Borough (died March 3, 2022)

Executors: Diane LaManna, 845 Lee Road, Sayre, PA 18840 and Kevin Klimpel, 736 Park Hollow Road, Sayre, PA 18840

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

Williams, Thomas A.

Late of Towanda

Co-Executors: Todd T. Williams, 432 Hillcrest Drive, Sayre, PA 18840 and Colleen S. Markle, 2417 Victor Street, Easton, PA 18042

Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

Young, Bennett R.

Late of Athens Borough (died March 2, 2022)

Executrix: Patricia Croft, 33 Wilcox Estates Drive, Waverly, NY 14892

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

REGISTER'S NOTICE

0821-0154 FIRST AND FINAL ACCOUNT OF MICHAEL R. HOFFMAN, Executor of the Estate of Hildegard K. Brumbaugh, late of Towanda Borough, Bradford County, PA.

The Same will be presented to the Orphans' Court on the 10th day of May, 2022. Sheila M. Johnson
Register of Wills

Apr. 26; May 3

TERMINATION OF PARENTAL RIGHTS

TO: HENRY LEE BAILY, JR.

A Petition has been filed asking the Court to put an end to all rights you have to your minor child, G.H.R. born on July 27, 2010 in Towanda, Bradford County, Pennsylvania. The mother of G.H.R. is Kylene Kay Reeves. A Petition has also been filed asking the Court to change the primary and concurrent permanency goals of G.H.R. The Court has set a hearing on June 14, 2022 at 1:00 p.m. in Courtroom No. 2, Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848. THIS HEARING WILL BE HELD IN PERSON.

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.

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 notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Bradford County Prothonotary's Office, 301 Main Street, Towanda, PA 18848, (570) 265-1705.

May 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, May 25, 2022 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 Athens, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point for a corner in or near the center of State Road No. 1054, Orange Hill Road, said point marking the Southeast corner of the parcel of land about to be described, the Southwest corner of lands now or formerly of Donald Parks, and being in the North line of lands now or formerly of John W. Harbst;

Proceeding thence along the course of said state road, in or near the center thereof, South 59° 10' 10" West 55.40 feet to a point, South 56° 44' 28" West 366.96 feet to a point, South 59° 15' 33" West 65.01 feet to a point, and South 60° 31' 29" West 42.29 feet to a point for a corner, in or near the center of said state road marking the Southwest corner of the parcel of land herein de-

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scribed in the Southeast corner of Lot No. 6 of the below recited subdivision;

Proceeding thence through a set pin situate on the Northerly edge of the said state road and thence along the East line of Lot No. 6, North $0^{\circ} 50' 7''$ East 1,161.33 feet to a set pin for a corner marking the Northwest corner of the within described parcel of land, the Northeast corner of Lot No. 6 of the below recited subdivision, and being in the South line of lands now or formerly of Donald Parks, proceeding thence along the South line of Parks, now or formerly, North $73^{\circ} 14' 14''$ East 505.1 feet to a pin for a corner marking the Northeast corner of the within described parcel of land and an interior angle of lands of Donald Parks, now or formerly; proceeding thence along the West line of Parks, now or formerly, South $0^{\circ} 26' 48''$ West 607.68 feet to a set pin in the West line of Parks, now or formerly, and thence still along the West line of Parks, now or formerly, South $0^{\circ} 31' 44''$ East 305.22 feet to a set pin, South $25^{\circ} 0' 0''$ West 121.70 feet through a set pin situate on the Northwest-erly edge of State Road No. 1054 to a point in or near the center of said state road for a corner, the place of the BEGINNING.

CONTAINING 12.009 acres, more of less, as per plot of Lot No. 5 of Survey Map No. A-13, Sheet 3, by Millstone Surveying dated November 03, 2001. SAID SURVEY was approved as a subdivision by the Athens Township Planning Commission on January 30, 2002 and was recorded in the Office of the Register and Recorder of Bradford County on February 04, 2002, to Map 6516, Drawer 41, Map 68.

NO WELL to be situate within 100 feet of any sewage disposal area as per restriction on subdivision map. SUBJECT to restriction on alteration and disturbance of designated sewage disposal areas in subdivision map. SUBJECT to setback lines set forth in subdivision map.

THIS DEED is given under and subject to the express condition and covenant to be assumed by the Grantee herein, his heirs and assign, that at no time shall the owner of the above described parcel of land permit or allow more than one (1) unlicensed motor vehicle, any other equipment or materials of the type commonly denominated junk or any trash, garbage, waste, hazardous waste or other similar material of accumulate on or about the premises which are not intended for immediate incorporation in a structure or improvement upon said premises. This condition and covenant shall run with the land and be expressly enforceable by the Grantor herein, its successors and assigns.

THIS conveyance is also expressly made under and subject to the covenant which shall run with the land and be enforceable by the Grantor herein and the current owners of any of the other parcels in the above recited subdivision that at no time hereafter will a single wide mobile home be placed, kept or stored upon the above described parcel of land in such a fashion that any part of the mobile home shall be located within 700 feet of the centerline of the public road.

BEING the same premises conveyed by Walter Finch, Jr. to Michael A. Dinich, married by deed dated 11 April 2007 and recorded immediately prior to the recording of this interest.

BEING the same premises which Walter Finch, Jr., by Deed dated April 10, 2007 and recorded in the Official Records of Bradford County on April 23, 2007 as Instrument 2007041661 granted and conveyed unto Michael A. Dinich.

2335 Orange Hill Road, Athens, PA 18810.

Tax Parcel Number: 9-34-109-7.

Adam J. Friedman, Esq., Friedman Vartolo LLP, attorney for Plaintiff.

Judgment Amount: \$180,236.31.

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Premise Being: 2335 Orange Hill Road, Athens, PA 18810.

Seized and sold as the property of Michael A. Dinich, Judgment Number 2021MF0027 (U.S. Bank Trust National Association, as Trustee of the Tiki Series IV Trust v. MICHAEL A. DINICH), with a judgment amount of \$180,236.31.

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 TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES IV TRUST vs. MICHAEL A. DINICH; UNITED STATES OF AMERICA.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
May 4, 2022

May 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, May 25, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that tract of land, situate in the Township of Sheshquin, 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 town-

ship road, said township road in this location being the dividing line between Litchfield Township and Shesheshquin 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 southeastern corner of lands herein described; thence in a westerly direction 975 feet to point, said point being marked by an iron pin and said point being in a fence line and said point being in the southeastern corner of lands herein described; thence in a northerly direction along the fence line 300 feet, more or less, to a point in the southeasterly edge of township road and said point being being marked by an iron pin; thence along the southeasterly edge of township road 1000 feet to a point marked by a sluice pipe aforementioned, said point being the northeastern 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/.

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 Book at page , 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.

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Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office,
Towanda, PA
May 4, 2022

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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, May 25, 2022 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 located, lying and being in the Borough of Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin in the West line of Center Street at the Northeast corner of lands of Helen Biddle; thence along land of Helen Biddle North 84 degrees West 151.5 feet to an iron pin; thence along lands now or formerly of Edward A. Ronan North 8 degrees East 61 feet to an iron pin; thence along lands of Elsie D. Reynolds South 84 degrees East 22.4 feet to an iron pin; thence along lands of Elsie D. Reynolds North 2 1/4 degrees East 2 feet to an iron pin; thence along lands of Lucy Maynard South 67 1/4 degrees East 65 feet to an iron pin; thence further along lands of Lucy Maynard South 87 degrees East 61.3 feet to an iron pin in the West line of Center Street; thence along the West line of Center Street South 2 1/4 degrees West 47.5 feet to the place of beginning. The foregoing description is taken from a survey of the premises made by George K. Jones, Bradford County Surveyor, on March 15, 1954.

Being the same premise that Lynn M. Holmes, an unmarried woman, by deed

dated 11/23/2015 and recorded 12/2/2015 in the office of the Recorder of Deeds in the County of Bradford, Commonwealth of Pennsylvania as Instrument No. 201518590 granted and conveyed to Andy Castle, a married man.

NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Property: 293 North Center Street, Canton, PA 17724.

Parcel: 14-105.03-231-000-000.

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 ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC vs. ANDY CASTLE.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office,
Towanda, PA
May 4, 2022

May 3, 10, 17