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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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### 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

##### **Bongiovanni, Richard J.**

Late of Albany Township (died December 4, 2019)

Executrix: Melissa Graham 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

##### **Burke, Gordon H.**

Late of Monroe Township (died January 25, 2020)

Executrix: JoAnn B. Cuddy, 2727 Liberty Corners Road, Towanda, PA 18848  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

##### **Carter, Cheryl A.**

Late of South Creek (died January 25, 2020)

Executrix: Lisa Darien, 158 Main St., Unadilla, NY 13849

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

##### **Jennelle, Audrey A.**

Late of Canton Township (died December 22, 2019)

Co-Executors: Robin Campbell and Tami Barnes 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

##### **Kniffin, Maria a/k/a Maria L. Kniffin**

Late of Granville Township (died February 19, 2020)

Co-Executors: Alan S. Kniffin, 23 Lee Avenue, Mountaintop, PA 18707 and Anneliese M. Kniffin-Savchak, 18 Schuylkill Court, Carmel, NY 10512

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

##### **Rice, Myrtle E.**

Late of Athens Borough 2nd Ward (died February 12, 2020)

Executor: Bruce Smith, 39 Southwind Ct., Rochester, NY 14626

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

##### **Wanamaker, John L. a/k/a John L. Wanamaker, MD**

Late of Athens Borough 1st Ward (died January 29, 2020)

Executrix: Dorothy G. Wanamaker, 1 Wanamaker Lane, Athens, PA 18810

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

##### **Young, Katherine Ann a/k/a Katherine A. Young a/k/a Katherine A. Westlake**

Late of Troy Borough (died February 5, 2020)

Executrix: Katrina A. Finkbeiner, 505 Paine Street, Troy, PA 16947

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

#### SECOND PUBLICATION

##### **DeLellis, Rhoda Lee**

Late of 2295 Sayman Road, New Albany

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Administratrix: Cherish L. Holland,  
2295 Sayman Road, New Albany, PA  
18833

Attorney: J. Howard Langdon, Esquire,  
3 South Main Street, Muncy, PA 17756

**Dimmick, Shirley Ann a/k/a Shirley A.**

**Dimmick**

Late of Athens Township (died February  
6, 2020)

Executrix: Glenda Otten, 139 Andrus  
Lane, Gillett, PA 16925

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

**Durand, Rachel W.**

Late of Asylum Township (died January  
30, 2020)

Co-Executrices: Mary S. Martin and  
Margaret S. Brecher 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

**Parsons, Richard John a/k/a Richard J.**

**Parsons a/k/a Rick Parsons**

Late of Towanda Township (died May  
30, 2018)

Administrator: Tracey Parsons, 405 1st  
Street, Athens, PA 18810

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

**Shamro, Jean**

Late of Canton Township (died February  
4, 2020)

Executor: Mr. John E. Shamro, 878  
Calkins Road, Troy, PA 16947

Attorney: Christina Fleury, Esquire,  
Attorney at Law, 517 Main Street,  
Towanda, PA 18848

**Talada, Doris Jean a/k/a Doris J. Talada**

Late of Athens Township (died February  
24, 2020)

Executrix: Judy Happ, 114 Ridings Lane,  
Doylestown, PA 18901

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

**THIRD PUBLICATION**

**Barrett, Helen Elizabeth a/k/a Helen  
Elizabeth Beirne Barrett a/k/a Betty  
Barrett**

Late of Asylum Township (died January  
10, 2020)

Co-Executors: Patrick J. Barrett, III and  
Daniel J. Barrett, 723 1/2 South Main  
Street, Athens, PA 18810

**Bender, Charles James a/k/a Charlie  
Bender**

Late of Canton Township (died January  
30, 2020)

Co-Executors: Charles D. Bender, 5107  
Fifth Avenue Drive NW, Bradenton, FL  
34209 and Eric J. Bender, 1850 Ponds  
Circle, Anchorage, AK 99507

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

**Bourne, Gerald L.**

Late of West Burlington Township (died  
January 13, 2020)

Executor: Ellery C. Bourne, 840 Soper  
Drive, Columbia Cross Roads, PA  
16914

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

**Burk, Clyde E.**

Late of Troy Township (died December  
14, 2019)

Executrix: Debra A. Gardner, 278 Gor-  
ham Street, Canandaigua, NY 14424

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

**Ellis, Sylvia Ann a/k/a Sylvia A. Ellis a/k/a  
Sylvia Ellis**

Late of Bradford County (died Septem-  
ber 7, 2019)

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Executor: John J. Lukach c/o Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704  
Attorney: Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

**Grace, Donald L.**

Late of Wysox Township (died February 11, 2020)  
Co-Executors: Dennis L. Grace, 603 Carl Street, Endicott, NY 13760 and Ronald G. Grace, 6231 Newark Valley Maine Road, Newark Valley, NY 13811  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**O’Neil, Mary Theresa a/k/a Mary T. O’Neil**

Late of New Albany  
Administratrix: Patricia A. O’Neil, P.O. Box 1696, Kingston, PA 18704  
Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

**Twigg, James A.**

Late of Sayre Borough  
Executor: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011  
Attorneys: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

**Vanderpool, Eustace R.**

Late of Columbia Township (died February 14, 2020)  
Executrix: Mellany J. King, 325 Starhigh Road, Lawrenceville, PA 16929  
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

ADOPTION

IN THE SUPERIOR COURT  
OF TROUP COUNTY  
STATE OF GEORGIA

NO.: 68-CA-1348

ADOPTION CASE

In Re: Adoption Petition of  
DONNA M. ACKLEY

NOTICE OF PUBLICATION

TO: MATTHEW TODD WILLIAMS, SR.

By Order for Service by Publication dated February 28, 2020, you are hereby notified that on January 8, 2020, the above-styled Petition for the Adoption of an unnamed boy born on March, 7, 2011, and for termination of your parental rights was filed.

You are further notified that the foregoing Petition names you as the biological father of said child. As such, you are hereby advised that a hearing will be held on April 13, 2020, in Superior Courtroom 3A of the Troup County, Georgia Courthouse, before the Honorable Dustin W. Hightower, Judge of the Superior Court of Troup County, Georgia, to determine why the prayers of the Petitioner should not be granted.

All parental rights you may have with respect to said child will be lost, and you will neither receive notice, nor be entitled to object to the adoption of said child unless, within thirty (30) days of receipt of this notice, you: 1) file a Petition to Legitimate the child pursuant to O. C. G. A. 19-7-22 and/or 2) file with the Clerk of Superior Court of Troup County, Georgia, and serve upon the Petitioner’s attorney, Janice D. Mallory, Post Office Box 281, Hamilton, Georgia 31811, an Answer in writing and make known other such objections you may have to the adoption of such child.

Witness the Honorable Dustin W. Hightower, Judge of this Superior Court.

This the 28th day of February, 2020.  
/s/ Sherry Welborn, Chief Deputy Clerk  
Deputy Clerk/Troup County  
Superior Court

Mar. 10, 17, 24

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### 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, March 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 situate, lying and being in the Township of South Creek, County of Bradford, State of Pennsylvania, bounded and described as follows:

Beginning at the southwest corner of the herein described tract, said point being a corner of lands now or formerly of Earl Sauders and Byron Ames; thence South along the northern line of said Ames Tract 80 deg 01' East 169.22 feet to a point in the center of a road leading from Troy to Elmira; thence south 82 deg 40' East along the northern line of property now or formerly of Frank Palmer a distance of 195.98 feet to a corner; thence North 12 deg 40' East along the western line of property of the said Palmer a distance of 219.74 feet to a corner; thence North 77 deg 07' West along the southern line now or formerly of F.B. Dunning a distance of 197.35 feet to a point in the center of said road south 12 deg 6' West a distance of 128.79 feet; thence north 82 deg 01' West along the southern line of property now or formerly of Earl Saunders a distance of 166.22 feet to a point; thence South 14 deg 03' West a distance of 104.75 feet to the place of beginning.

Containing 1.39 acres of land, be the same, more or less.

Title to said Premises vested in Mark A. Briggs and Deanna S. Briggs by Deed from Dolores Jean Strong dated March 29, 2000 and recorded on April 4, 2000 in the Bradford County Recorder of Deeds as Instrument No. 200002708.

Being known as: 32124 Route 14 a/k/a 32124 RR 14, Gillett, PA 16925.

Tax Parcel Number: 40-016.00-082-000-000.

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 BAYVIEW LOAN SERVICING, LLC vs. MARK A. BRIGGS & DEANNA S. BRIGGS.

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

Mar. 3, 10, 17

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### 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, March 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 West-erly 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

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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 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 BY DEED DATED 6/29/2004 AND RECORDED 7/2/2004 IN THE

OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE , GRANTED AND CONVEYED UNTO ALAN M. BAKER, NOW DECEASED AND KAREN E. BAKER.

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 PENNYMAC LOAN SERVICES vs. KAREN E. BAKER.

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

Mar. 3, 10, 17

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

Parcel No. 40-016.00-162-000-000.

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

BEGINNING at a point in the centerline of Pennsylvania State Highway No. 14 where the lands of now or formerly William Gordon meet to the North with the lands of now or formerly Elizabeth Congdon; thence along the centerline of State Highway No. 14 South 6° 00' 05" West 214.78 feet; thence North 87° 00' West 165 feet to a pin; thence North 6° 00' 05" East 221.19 feet to a pin; thence South 85° 07' 11" East 164.8 feet to

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the centerline of Pennsylvania State Highway No. 14 the point and place of beginning.

The above lot is described in the Elizabeth Congdon and William Gordon survey prepared by John Ward, a Registered Surveyor, dated November 2, 1983, Map No. S-18.

BEING AND INTENDING TO DESCRIBE the lands conveyed by Dorothy L. Stout to Kenneth E. Stone and Cheryl J. Stone, his wife by deed dated March 1, 1991 and recorded to Bradford County Book 170 at Page 228.

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 SOUTH CREEK TOWNSHIP vs. KENNETH E. STONE & CHERYL J. STONE.

Clinton J. Walters, Sheriff  
Bradford County Sheriff’s Office  
Towanda, PA  
Mar. 4, 2020

Mar. 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, March 25, 2020 at 10:00 o’clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL those certain lots, pieces and parcels of land situate, lying and being in the Township of Albany, County of Bradford, and State of Pennsylvania, bounded and described as follows:

LOT NO. 1

COMMENCING at a pin in the easterly line of State Highway Route No. 220 going

from New Albany to Monroeton, said pin being North 62 degrees 30 minutes East a distance of 50 feet from a point in the center line of said Route 220, said point in the center line of said Route 220 being a distance of 1,075 feet in a southerly direction along the center line of said Route 220 from the north line of lands now or late of Blanche Brown and the south line of lands now or late of Corliss Howard; thence from said place of beginning North 62 degrees 30 minutes East 100 feet to a pin; thence South 29 degrees East 50 feet to a pin; thence South 62 degrees 30 minutes West 100 feet to a pin, said pin being North 16 degrees East a distance of 70 feet from the southeasterly corner of lands late of William Stanley et ux and now or late of Walter J. Shock et ux; thence North 29 degrees West 50 feet to the place of beginning.

LOT NO. 2

COMMENCING at a pin in the easterly line of Route 220, said pin being at the northwesterly corner of Lot No. 1 above described and being the same point of beginning as set forth as the point of beginning in Lot No. 1 above described; thence North 29 degrees West 50 feet along the easterly line of said Route 220 to a pin; thence North 62 degrees 30 minutes East 100 feet along other lands now or late of Blanche Brown to a pin; thence South 29 degrees East 50 feet to a pin, said pin being at the northeasterly corner of lands described as Lot No. 1 above; thence South 62 degrees 30 minutes West 100 feet along the northerly line of Lot No. 1 above described to the place of beginning.

LOT NO. 3

COMMENCING at a point in the easterly line of State Highway Route 220 leading from New Albany to Monroeton, said point being North 29 degrees West a distance of 100 feet along the easterly line of said State Highway Route 220 from the northwesterly corner of lands now or late of Leon Abrams; thence from said point of beginning, North



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62 degrees 30 minutes East a distance of 125 feet to a point; thence South 29 degrees East 300 feet to a point; thence South 62 degrees 30 minutes West 125 feet to a point in the easterly line of said State Highway Route 220; thence North 29 degrees West 100 feet along the easterly line of said State Highway Route 220; thence North 29 degrees West 100 feet along the easterly line of said State Highway Route 220 to a pin situate at the southeasterly corner of lands now or late of Leon D. Abrams; thence North 62 degrees 30 minutes East a distance of 100 feet along the southerly line of lands of said Leon D. Abrams to a point; thence North 29 degrees West a distance of 100 feet along the easterly line of lands of said Leon D. Abrams to a point situate at the northeasterly corner of lands of Leon D. Abrams; thence South 62 degrees 30 minutes East a distance of 100 feet to the easterly line of State Highway Route 220; thence North 29 degrees West 100 feet along the easterly line of State Highway Route 220 to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RENEE LAWRENCE, SINGLE, by Deed from TEXAS LAWRENCE, JR.,

SINGLE, RENEE LAWRENCE, SINGLE, AND MARY A. LAWRENCE, GAURDIAN OF THE SAID MINOR, MICHAEL A. LAWRENCE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, Dated 08/23/1985, Recorded 09/05/1985, in Book 12, Page 302.

Tax Parcel: 0212400008000000.

Premises Being: RR 2 BOX 179 a/k/a 6832 ROUTE 220, NEW ALBANY, PA 18833.

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 NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR CIM TRUST 2016-4, MORTGAGE-BACKED NOTES, SERIES 2016-4 vs. RENEE LAWRENCE.

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

Mar. 3, 10, 17