



---

---

**Bradford County Law Journal**

Copyright © 2021, 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](mailto: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.

**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**

**Chilson, Bonnie M.**

Late of Towanda Township (died November 24, 2020)  
Co-Executors: Pamela Doss and Christopher Chilson c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848  
Attorneys: Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

**Johnson, Tracy Ray**

Late of Franklin Township (died September 19, 2019)  
Executrix: Sally J. Johnson 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

**Knolles, Donald F.**

Late of North Towanda Township (died September 27, 2020)  
Co-Executors: Daniel D. Knolles, 319 Weaver Rd., Athens, PA 18810 and Clyde F. Knolles, 160 Crest Rd., Ulster, PA 18850  
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

**Lee, Thomas H.**

Late of Windham Township (died November 3, 2020)  
Executor: Kelly V. Sileo c/o Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848  
Attorneys: Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

**Warren, James**

Late of Towanda Borough (died September 23, 2020)  
Executor: Jeffrey A. Warren 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

**Wright, Polly R.**

Late of the Township of West Burlington (died October 22, 2020)  
Executor: David Lee Wright c/o Aaron D. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657  
Attorney: Aaron D. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657

**SECOND PUBLICATION**

**Barzona, Connie T. a/k/a Connie Turner Barzona**

Late of Wilmot Township (died October 12, 2020)  
Executrix: Kay Stermer, 434 Cowley Road, Granville Summit, PA 16926  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Marbaker, Albert B.**

Late of the Township of Tuscarora (died November 23, 2020)  
Executor: Frank Rogo c/o John J. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657

## BRADFORD COUNTY LAW JOURNAL

---

Attorney: John J. Hovan, Esquire, 154  
Warren Street, P.O. Box 336, Tunkhan-  
nock, PA 18657

### TERMINATION OF PARENTAL RIGHTS

#### NOTICE

TO: KATELYN ANN ROWE

A Petition has been filed asking the Court to put an end to all rights you have to your minor child, K.A.J. born on October 5, 2018 in the Village of Johnson City, Broome County, New York. The Court has set a hearing on February 12, 2021 at 10:00 A.M. in Courtroom No. 1 before the Honorable Maureen T. Beirne, 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.

Dec. 22, 29; Jan. 5

### 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, January 27, 2021 at 10:00 o'clock in the forenoon the following described property to wit:

Parcel no. 1

All that piece or parcel of land situate in the Borough of Towanda, county of Bradford and state of Pennsylvania, bounded and described as follows:

Commencing at the southeast corner of Pine Street and Western Avenue and running a southerly course along the east line of Western Avenue, 60 feet; thence in an easterly course along lands of William Keyser, now or formerly, 47 feet to lauds of T.M. Burtles, now or formerly; thence in a northerly course along the land of T.M. Hurtles, now or formerly, 60 feet to the south line of Pine Street; thence in a westerly course along the south line of Pine Street, 60 feet to the place of beginning.

Parcel no. 2

All that certain lot, piece or parcel of land situate, lying and being in the township and Brough of Towanda, County of Bradford, and state of Pennsylvania, bounded and described as follows; bounded on the north by Claude E. and Alberta Horton, now or formerly, and Ray and Edna Yard, now or formerly; bounded on the west by Ray and Edna Yard, now or formerly; bounded on the south by Ray and Edna Yard, now or formerly, and also bounded on the south by

## BRADFORD COUNTY LAW JOURNAL

---

Bertha Espy, now or formerly; bounded on the east by Wallace and Francine McNeal, now or formerly, other lands of the grantor this date conveyed to Raymond J. Whyte and Mary Therese Barron and Mechanic Street.

Containing 7.5 acres, more or less.

Excepting and reserving a portion of this land conveyed to Raymond J. Whyte and Mary Therese Baron, by virtue of deed, dated January 9, 1952 and recorded January 9, 1952 in Bradford county deed book 479 at page 319.

Also, excepting and reserving a 3.0083 acre parcel conveyed to commonwealth of Pennsylvania by virtue of deed dated February 2, 1971, recorded march 25, 1971 in Bradford county deed book 605, page 680.

Subject to the water rights and privileges reserved in the deed recorded in Bradford county deed book 156, page 108.

The above-mentioned parcel is more accurately described as follows:

Lot no. 1:

Beginning at pin in the East line of S. R. 220 Bypass, said pin also being the southeast corner of the parcel herein described, and the northeast corner of lands of Kenneth Zura, now or formerly; thence along the north line of lands of Kenneth Zura, now or formerly, south 65 degrees 43 minutes 17 seconds west 321.49 feet to a oak tree fence corner; thence along line of lands of Gordon King, now or formerly, north 25 degrees 20 minutes 55 seconds west 316.99 feet to a found pin; thence along the south line of lands of Dr. Francis Sullivan, now or formerly, north 66 degrees 15 minutes 22 seconds east 354.19 feet to a pin; thence along the east line of S. R. 220 bypass on a chord of south 18 degree 27 minutes 12 seconds east 111.72 feet with a radius of 2,179.86 feet and an arc distance of 11.73 feet to a pin; thence still along the east line of S. R. 220 bypass, south 19 degree 55 minutes 18 seconds east 203 .07 feet to a pin for the place of beginning.

Containing 2.43 acres of land.

Lot no 2:

Beginning at a found in the west line of mechanic street, said found pin also being a southeast corner of the parcel herein described, and the northeast corner of lands of Raymond Whyte, now or formerly, south 66 degree 04 minutes 56 seconds west 200 feet to a pin for a corner; thence along the west line of lands of Raymond Whyte, now or formerly, and Harry Marshall, now or formerly, south 23 degree 55 minutes 04 seconds east 265.32 feet to a pin; thence along the north line of lands of James W. Flynn, now or formerly, south 65 degree 28 minutes 17 seconds west 213.95 feet to a pin for a corner; thence along the west line of s. R. 220 bypass, north 19 degree 55 minutes 18 seconds west 173.36 feet to a pin; thence still along the west line of S. R. 220 bypass a chord of north 17 degree 42 minutes 44 seconds west 138.01 feet with a radius of 1,789.86 feet and an arc distance of 138.04 feet to a found bold for a corner; thence along the south line of lands of chestnut associates; now or formerly, and A. Stuart Tulk, now or formerly. North 64 degree 17 minutes 22 seconds east 387.13 feet to a pin: thence along the west line of Poplar Street where it intersects with the west line of Mechanic Street, south 23 degree 55 minutes 04 seconds east 54.63 feet to a found pin for the place of beginning.

Containing 1.68 acres of land.

PARCEL # 50-086.00-063-000-000.

FOR INFORMATIONAL PURPOSES ONLY: 35 Mechanic Street, Towanda, Pennsylvania 18848.

BEING THE SAME PREMISES which Tlysa J. Bailey f/k/a Tlysa J. sands and Howard L. Bailey by deed dated March 7, 2014 and recorded May 6, 2014 in the Office of the Recorder of Deeds in and for the County of Bradford, Pennsylvania at Instrument Number 201411655 granted and

## BRADFORD COUNTY LAW JOURNAL

---

conveyed unto Howard L. Bailey and Tlysa J. Bailey, husband and wife, in fee.

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 CARRINGTON MORTGAGES SERVICES, LLC vs. HOWARD L. BAILEY & TLYSA J. BAILEY.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 6, 2021

Jan. 5, 12, 19

---

### 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, January 27, 2021 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, situate, lying and being at the southwest corner of the intersection of South Wilbur Avenue and Maple Street in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the intersection of the west line of South Wilbur Avenue and the south line of Maple Street; thence south along the west line of South Wilbur Avenue, fifty-five and two inches (55' 2") to a corner; thence in a western direction approximately at right angles with South Wilbur Avenue seventy-six feet and three inches (76' 3") to

a corner in the east line now or formerly of the Stark property (this line running directly through a partition in the middle of a garage near the western end of the line, so that the northern half of the garage is included in the property covered by the deed); thence northerly along the east line now or formerly of the Stark property fifty feet six inches (50' 6") to an iron pin in the south line of Maple Street; thence easterly along the south line of Maple Street seventy-six feet and three inches (76' 3") to the place of beginning. Containing a brick house known as 512 South Wilbur Avenue.

Being the same property conveyed to Richard J. Gardner who acquired title by virtue of a deed from Richard J. Gardner and Kierstin E. Gardner, now Kierstin E. McCarthy, dated October 27, 2004, recorded November 8, 2005, at Instrument Number 200513009, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

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 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE TO LEHMAN XS TRUST MORTGAGE vs. KIERSTIN GARDNER, AS ADMINISTRATOR TO THE ESTATE OF RICHARD J. GARDNER, UNKNOWN HEIRS OR ADMINISTRATORS OF THE ESTATE OF RICHARD GARDNER, RAVEN GARDNER, AS MINOR AS HEIR OR ADMINISTRATOR OF ESTATE OF RICHARD J. GARDNER, HUDSON GARDNER AS MINOR AS HEIR OR ADMINISTRATOR OF ESTATE OF

BRADFORD COUNTY LAW JOURNAL

---

RICHARD J. GARDNER, ASHTON     Clinton J. Walters, Sheriff  
BOTZMAN, AS MINOR AS HEIR OR     Bradford County Sheriff's Office  
ADMINISTRATOR OF ESTATE OF     Towanda, PA  
RICHARD GARDNER.     Jan. 6, 2021

Jan. 5, 12, 19