

Bradford County Law Journal

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Vol. 7 Towanda, PA Tuesday, February 17, 2015 No. 7



The Court: The Honorable Maureen T. Beirne, President Judge

Editors: Albert C. Ondrey, Esquire, Chairman
Daniel J. Barrett, Esquire
Deborah Barr, Esquire
Frances W. Crouse, Esquire

BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

February 23, 2015 through February 27, 2015

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Monday, February 23

8:30 am	Formal Arraignments—Com. of PA v.		
Shrimp	CR-0000077-15	Gallagher	CR-0000084-15
Allen	CR-0000079-15	Gochenaur	CR-0000099-15
Allis	CR-0000096-15	Haefner	CR-0000098-15
Bacon	CR-0000097-15	Jones	CR-0000066-15
Bacon	CR-0000116-15	Kithcart	CR-0000064-15
Burt	CR-0000090-15	Labarr	CR-0000081-15
Campbell	CR-0000115-15	Lane	CR-0000080-15
Capwell	CR-0000085-15	Leljedal	CR-0000091-15
Clark	CR-0000094-15	Magahan	CR-0000086-15
Crawn	CR-0000065-15	Miller	CR-0000083-15
Cummings	CR-0000118-15	Miller	CR-0000082-15
Decker	CR-0000076-15	Odell	CR-0000093-15
Decker	CR-0000092-15	Reynolds	CR-0000095-15
Deljanovan	CR-0000117-15	Searles	CR-0000087-15
Fassett	CR-0000100-15	Shedden	CR-0000088-15
		Wilkinson	CR-0000089-15
9:00 am	Pet. to Revoke Parole/Probation/ARD		
	Com. of PA v. McMahon		CR-0000425-14

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 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.

Subscription \$75.00 per annum, \$3.00/individual copies.

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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

Bossong, Carol L.

Late of Standing Stone (died November 1, 2014)

Executor: Christopher Sox, 932 Philadelphia Rd., Easton, PA 18042

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

Elliott, Michael

Late of Bradford County

Executrix: Doris Elliott 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

Johnston, Ray Alan

Late of New Albany Borough (died August 19, 2014)

Administratrix: Delores J. Manahan, 5540 Route 220, New Albany, PA 18833

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

Titchen, Dorothy M.

Late of Monroe Borough (died January 23, 2015)

Executor: Judson Martin Titchen 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

SECOND PUBLICATION

May, Galen E.

Late of Troy Township (died December 6, 2014)

Executor: James E. May, 16010 Route 14, Troy, PA 16947

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

Piper, Natalie E.

Late of Sayre Borough (died January 12, 2015)

Executor: Robert J. Piper 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

Wells, Ruth S.

Late of Granville Township (died January 11, 2015)

Executor: Donald D. White, 1055 West Main Street, Troy, PA 16947

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

THIRD PUBLICATION

Bier, Erna F. a/k/a Erna Franziska Bier

Late of the Township of Wilmot (died January 12, 2015)

Executrix: Susan M. Taffe Reed c/o Catherine J. Garbus, Esquire, 24 E. Tioga Street, Tunkhannock, PA 18657
Attorney: Catherine J. Garbus, Esquire, 24 E. Tioga Street, Tunkhannock, PA 18657, (570) 836-6749

Brown, William P.

Late of Sayre Borough (died December 21, 2014)

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Administratrix: Kyra Brown c/o 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

O'Rourke, Walter L.

Late of Warren Township (died December 7, 2014)
Executrix: Mrs. Laura Markley, 3 Yeaton Lane, Glenmoore, PA 19343
Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

MORTGAGE FORECLOSURE NOTICE

BRADFORD COUNTY
COURT OF COMMON PLEAS

NUMBER: 2014 MF 0059

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

LSF8 Master Participation Trust
c/o Caliber Home Loans, Inc.,
Plaintiff
v.

Anna S. Waller, Known Surviving Heir of David Waller, Deceased Mortgagor and Real Owner, Jessica C. Waller, Known Surviving Heir of David Waller, Deceased Mortgagor and Real Owner, David Bruce Waller, Known Surviving Heir of David Waller, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of David Waller, Deceased Mortgagor and Real Owner,
Defendants

TO: Unknown Surviving Heirs of David Waller, Deceased Mortgagor and Real Owner, Defendants

Premises subject to foreclosure: 82 Spring Lane, Canton, Pennsylvania 17724.

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 notice 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.

Sally Fairchild Vaughn
Prothonotary of Bradford County
Bradford County Courthouse
301 Main Street
Towanda, PA 18848
(570) 265-1705

McCABE, WEISBERG &
CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

Feb. 17

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF
COMMON PLEAS, BRADFORD
COUNTY, PENNSYLVANIA
CIVIL DIVISION

NO.: 2015-QT-0002\

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PEGGY J. CHILSON

Plaintiff

vs.

SOURCE FINANCIAL, its successors and assigns and any and all other persons or entities claiming by, through, from or under it

Defendants

gles to the last mentioned course two hundred fifty (250) feet, through other lands of Earl Brown et ux, to a steel pipe, thence at right angles to the last mentioned course, through other lands of Franklin L. Lee, two hundred fifty (250) feet to the point of beginning.

NOTICE

NOTICE to Source Financial, its successors and assigns and any and all other persons or entities claiming by, through, from or under them you have been named as Defendants in a civil action instituted by Peggy J. Chilson, in this Court, alleging that she is the owner of certain property on the northerly side of Township Road No. 399 in Monroe Township, Bradford County, Pennsylvania. The Plaintiff brings this action to quiet title to satisfy a mortgage she executed and delivered to Source Financial, Defendants, on December 5, 2002, and recorded in the Office of the Recorder of Deeds of Bradford County to Instrument No.: 200215899.

The legal description is: All that certain lot, piece or parcel of land situate, lying and being in the Township of Monroe, Bradford County Pennsylvania, and bounded and described as follows: Beginning at a steel pipe in the northerly side of Township Road No. 399, said point being a distance of six hundred eighty-two (682) feet in a westerly direction along the northerly line of said Township Road No. 399 from the common intersecting point of said Township Road No. 399 and a tank car used as a culvert, said culvert being adjacent to the westerly line of lands now or late of Lester Frye, thence from said point of beginning in a westerly direction along the northerly side of said Township Road No. 399, two hundred fifty (250) feet to a steel pipe at the northerly side of Township Road No. 399, thence at right angles to the last mentioned course through other lands of the Franklin L. Fee, two hundred fifty (250) feet to a steel pipe, thence at right an-

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.

Northern Pennsylvania
Legal Services
213 Main Street
Suite 1
Towanda, PA 18848
(570) 265-6127

JOHN J. BRIER, ESQUIRE
Attorney for Plaintiff
512 College Avenue
Factoryville, PA 18419
(570) 945-3736

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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, February 25, 2015 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 in the Borough of Rome, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a corner of lands formerly of Elizabeth Browning and Bessie Lewis, now or formerly lands of Harry W. Dimon on Taylor Street; thence easterly 43 feet to corner of lands formerly of Bradford County Creamery, now or formerly of Harry W. Dimon; thence southerly 186 feet 6 inches to a corner on now or formerly Browning Lewis lot, now or formerly land of Arthur Russell; thence westerly 43 feet to corner on now or formerly Browning and now or formerly Lewis lot, now or formerly lands of Harry W. Dimon et ux; thence northerly 186 feet 6 inches to the place of beginning.

BEING the same premises which ERIC T. MORSE, SR., MARRIED AND DANIEL R. TOWNER, MARRIED, by Deed dated September 26, 2003 and recorded October 2, 2003 in and for Bradford County, Pennsylvania, in Deed Book Volume 200315311, Page, granted and conveyed unto Joshua G. Morse and Jami L. Hicks, as joint tenants with right of survivorship.

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 HSBC BANK vs. JOSHUA G. MORSE & JAMIE HICKS.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

February 4, 2015

Feb. 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, February 25, 2015 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 situate in the Township of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point located in the northwest corner of Lot 24 of the Hickory Heights subdivision, thence south 15 degrees 07 minutes 13 seconds east a distance of 514.34 feet to a point located in the north line of lands now or formerly of Earl Chadwick; thence south 78 degrees 10 minutes 58 seconds west a distance of 79.85 feet; thence north 68 degrees 27 minutes 29 seconds west a distance of 53.40 feet to a point; thence south 82 degrees 44 minutes 32 seconds west a distance of 87.04 feet to a point located in the southeast corner of Lot 26 of said subdivision; thence north 04 degrees 27 minutes 47 seconds west a distance of 477.44 feet to a point located in the south line of Woodland Drive; thence north 79 degrees 45 minutes 40 seconds east on a curve, having a radius of 225 degrees, an arc length of 38.34 feet and a chord length of 38.29 feet to a point; thence north 74 degrees 52 minutes 47 seconds east a distance of 82.33 feet to the point and place of beginning.

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Commonly known as No. 114 Hickory Drive, Athens, PA 18810.

Parcel No. 09-033.00-107-019.

TITLE TO SAID PREMISES IS VESTED IN Donna L. Howe and John Howe, by Deed from Henry C. Dunn, John F. Langan and James E. Good, Co-Partners, Trading and Doing Business as Equity Enterprises, dated 07/31/2003 and recorded 08/11/2003 as Instrument No. 200312153 in Recorder's Office of Bradford County.

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 THE BANK OF NEW YORK MELLON vs. DONNA HOWE & JOHN HOWE.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

February 4, 2015

Feb. 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, February 25, 2015 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 and being in the Township of Burlington, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING in the center of Township Road No. 547 at the Southeast corner of the

Methodist Church lot, now or formerly, being the Southwest corner of the lot about to be described; thence Northerly along the East line of the said Church lot, now or formerly, and the said line extended 280 feet to a pin; thence Easterly at right angles to the first mentioned line through a pin 330 feet to the center of the said highway; thence in a southwesterly direction along the center line of the said highway 450 feet to the place of beginning.

THE GRANTORS, their heirs and assigns, do hereby grant and convey unto the Grantee, his heirs and assigns, all of the rights reserved by the Grantors, including but not limited to, the use of a dry well, septic privileges and the right to free ingress and egress as more particularly set forth in Book 580 at Page 537.

AND ALSO, UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

Known as 1341 Covered Bridge Road aka R.D. 1 Box 237, Towanda, PA 18848.

Parcel No. 12-072.00-108.

Being the same premises which Margaret T. McDonald and Catherine M. Trujillo granted and conveyed unto William Trujillo by Deed dated August 20, 1999 and recorded August 25, 1999 in the Office of the Recorder of Deeds for Bradford County, Pennsylvania as Instrument No. 199909417.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT 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

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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.

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 THE BANK OF LSF8 MASTER PARTICIPATION TRUST vs. CATHERINE TRUJILLO & WILLIAM TRUJILLO.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
February 4, 2015

Feb. 3, 10, 17