



## BRADFORD COUNTY LAW JOURNAL

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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

##### **Van Haute, Maria T.**

Late of the Borough of Towanda (died November 8, 2022)  
Executor: Edward B. Van Haute, 108 Chestnut Street, Towanda, PA 18848  
Attorney: Christina Fleury, Esquire, Attorney at Law, 517 Main Street, Towanda, PA 18848

#### SECOND PUBLICATION

##### **Hosbach, Theodore R. a/k/a Theodore Robert Hosbach**

Late of Columbia Township (died December 11, 2022)  
Executor: Philip H. Hosbach, III, 316 Liberty Road, Stewartsville, NJ 08886  
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

##### **Johnson, Arthur L.**

Late of 1084 McKinney Hill Road, Athens (died December 29, 2022)  
Executrix: Marie Iversen, 9296 N. Rome Road, Athens, PA 18810  
Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

##### **Noble, Stephen D.**

Late of 6211 Coryland Road, Gillett (died November 17, 2022)

Executrix: Stephanie Linda Havens, 1698 Ballard Hill Road, Columbia Crossroads, PA 16914

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

##### **Phinney, James D.**

Late of Troy Borough (died December 4, 2022)

Executrix: Kathleen M. Wright, 3660 Minnequa Main Road, Alba, PA 16910  
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

##### **Snare, Daniel M.**

Late of Forksville Borough (died November 29, 2022)

Administratrix: Corinne Otis, 2858 Rummerfield Creek Road, Wyalusing, PA 18853

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

##### **Thomas, Lila H.**

Late of Canton Township (died December 3, 2022)

Co-Executors: Lyle D. Thomas, 870 Brague Road, Canton, PA 17724 and Pamela Fowler, 393 Agway Road, Canton, PA 17724

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

##### **Wanck, Merle a/k/a Merle L. Wanck**

Late of Sheshequin Township (died December 7, 2022)

Co-Executors: Deborah L. Wanck and Philip T. Wanck a/k/a Philip L. Wanck c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

##### **Ward, Audrey L.**

Late of Granville Township (died October 24, 2022)

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Executrix: Jennifer Casler, 1854 Fallbrook Road, Troy, PA 16947  
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

**THIRD PUBLICATION**

**Brown, Kenneth Stewart a/k/a Kenneth S. Brown**

Late of Bradford County (died November 11, 2022)

Executrix: Cynthia Brown 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

**Wood, Beatrice Mae a/k/a Beatrice M. Wood**

Late of South Creek Township (died November 22, 2022)

Executor: Raymond E. Wood, Jr., 18 Riverwood Drive, Pine City, NY 14871  
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation—for Profit were filed in the Department of State of the Commonwealth of Pennsylvania for:

SMITH, GARGES  
MILLWORK, INC.

under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 31

**TERMINATION OF PARENTAL RIGHTS**

TO: UNKNOWN BIOLOGICAL FATHER

A Petition has been filed asking the Court to put an end to all rights you have to your child, R.V.M. born on July 15, 2019 at Arnot Ogden Hospital, City of Elmira, Chemung

County, New York. The mother is Samantha Brittany Walters a/k/a Samantha Brittaney Mooney, born on May 16, 1993. A Petition has also been filed asking the Court to change the primary and concurrent permanency goals of R.V.M. The Court has set a hearing on March 13, 2023 at 8:30 A. M. in Courtroom No. 2 before the Honorable Evan S. Williams, III, Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848. 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 children 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

Jan. 31; Feb. 7, 14

**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 22, 2023 at 10:00 o’clock in the forenoon the following described property to wit:

ALL that certain lot or piece of ground situate in Pike Township, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

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BEGINNING at a point for a corner in or near the center of Township Road No. 733, said point marking the Northeast corner of the parcel of land about to be described and being South 78° 32' 00" West 80.1 feet along the center of said Township Road from the point in the centerline thereof, marking a Southwest corner of land of Ronald and Loretta Gallagher, now or formerly; thence through a set pin situate in the Southerly edge of said Township Road and thence along a West line of remaining lands of Arlyn and Arlene Wilbur, now or formerly, South 08° 39' 15" East 344.4 feet to a set pin for a corner, marking the Southeast corner of the within described parcel of land and an interior angle of remaining lands of Arlyn and Arlene Wilbur, now or formerly; thence along a North line of remaining lands of said Wilbur, now or formerly, South 81° 21' 00" West 240.9 feet to a set pin for a corner, marking the Southwest corner of the within described parcel of land and another interior angle of other lands of said Wilbur, now or formerly; thence along an East line of other lands of said Wilbur, now or formerly, North 13° 03' 15" West 345.4 feet through a set pin situate in the Southerly edge of Township Road No. 733 to a point in or near the center thereof for a corner, marking the Northwest corner of the within described parcel of land and another interior angle of other lands of said Wilbur, now or formerly; thence along the course of said Township Road, in or near the center thereof, and along a South line of lands of said Wilbur, now or formerly, North 85° 23' 15" East 88.9 feet and North 79° 20' 15" East 178.8 feet to a point for a corner in or near the center of said Township Road, the point and place of beginning.

CONTAINING 1.99 acres of land, more or less, as per plat of Lot No. 2 of Survey Plat No. 253.00 by Glen R. Yasharian, dated April 19, 1995. Said survey having been approved as a subdivision on May 30, 1995 and recorded June 13, 1995 to map no. 4783, drawer 31, map 56.

ALSO KNOWN AS 192 Prattville Rd., Le Raysville, PA 18829.

PARCEL ID 29065.00050000000

BEING the same premises which ARLYN WILBUR AND ARLENE C. WILBUR, HUSBAND AND WIFE by Deed dated July 17, 2018 and recorded in the Office of Recorder of Deeds of Bradford County on July 30, 2018 at Book/Page and Instrument #201810371 granted and conveyed unto CALEB BELCHER AND CASMIRRA BELCHER, HUSBAND AND WIFE.

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 LAKEWOOD LOAN SERVICING, LLC vs. CALEB BELCHER AND CASMIRRA BELCHER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
February 1, 2023

Jan. 31; Feb. 7, 14

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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, February 22, 2023 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 Monroe, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

On the Northeast by the Berwick Turnpike, on the South by lands now or formerly

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of Mrs. F.N. Hagerman, now or formerly occupied by Mrs. Darius Pollock; on the Southwest by the Presbyterian Church Lot, Now or formerly; on the Northwest by Church Street. The said Lot Containing about 1/4 of an acre of land, more or less.

Under and subject to the ultimate width of right of way of any public highways, roads or streets, all public right 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.

Being the same property conveyed to Jed J. Delamater and April L. Delamater, his wife who acquired title by virtue of a deed from Michael A. Wulff and Jessica L. Wulff, his wife, dated July 7, 2006, recorded July 10, 2006, at Instrument Number 200608144, 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 WELLS FARGO BANK, N.A. vs. JED DELAMATER & APRIL DELAMATER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
February 1, 2023

Jan. 31; Feb. 7, 14

### 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 22, 2023 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 Tuscarora, County of Bradford, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center of the road along lands of A. C. Quimby; thence South 50-1/2 degrees East along said highway fifteen and one-half (15-1/2) perches to a corner; thence South 34-1/2 degrees West, four (4) perches; thence South 61-1/2 degrees West six (6) perches, thence North 73 degrees West six (6) perches; thence North 81 degrees West five (5) perches and nine links 9/25 to a post and stone; thence North 13-1/2 degrees East along lands of O. E. Pickett sixteen perches and sixteen links 16 16/25 to the place of beginning; containing one (1) acre and fifteen (15) perches of land be the same more or less.

BEING known as: 3684 Steammill Hollow Road f/k/a R.D. #2, Laceyville, PA 18623.

PROPERTY ID Number: 54-104.01-015-000-000.

BEING the same premises which Elton B. Parker Executor of the Estate of Ola A. Parker, Deceased by Deed dated 8/12/1964 and recorded 8/12/1964 in the Office of the Recorder of Deeds in Deed Book 569 at Page 524, granted and conveyed unto Phillip Norton and Louise H. Norton, his wife.

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 US BANK TRUST NATIONAL ASSOCIATIONS vs. PHILLIP NORTON.  
Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
February 1, 2023

Jan. 31; Feb. 7, 14

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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 22, 2023 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.

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 described 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° 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° 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° 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° 31' 44" East 305.22 feet to a set pin, South 25° 0' 0" West 121.70 feet through a set pin situate on the Northwest 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 or 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 on 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

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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 Dinich.

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 TRUST 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  
February 1, 2023

Jan. 31; Feb. 7, 14

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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, February 22, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

Situate in the Township of Wysox, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of State Route 1012, said point being the Northwest corner of the herein described lot; thence along the center of State Route 1012 South  $73^{\circ} 42' 35''$  East a distance of 66.10 feet; thence continuing along the center of State Route 1012 South  $78^{\circ} 29' 26''$  East a distance of 245 feet to a point for a corner, said point being the Northeast corner of the herein described lot and the Northwest corner of lands now or formerly of Gary Wickwire; thence along the Western line of lands of Gary Wickwire South  $07^{\circ} 00' 00''$  West is distance of 263.23 feet to a pin for a corner, said pin being the Southeast corner of the herein described lot; thence along the Northeast line of lands now of formerly of Gary Wickwire North  $82^{\circ} 44' 09''$  West a distance of 319.66 feet to a pin for a corner, said pin being the Southwest corner of the herein described lot; thence along the Eastern line of lands now of formerly of James L. Kintner and Joan Kintner North  $09^{\circ} 00' 00''$  East a distance of 291.87 feet to the point and place of Beginning in the center of State Route 1012.

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 hereto within ten (10) days thereafter.

Seized and taken into execution at the suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF YURT SERIES IV TRUST vs. THERON G. WICKWIRE & STACY L. WICKWIRE.  
Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
February 1, 2023

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