
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.

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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.

SECOND PUBLICATION

Coleman, Carl F. a/k/a Carl Coleman

Late of Sayre Borough (died October 26, 2016)

Executrix: Judy Fagner, 424 Church Street, Athens, PA 18810

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

Cowles, Joan M.

Late of Bradford County

Executor: John Christopher Cowles 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

Duffy, Linda

Late of Bradford County (died November 22, 2016)

Executor: David J. Duffy 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

Lewis, Edna M.

Late of Sayre Borough (died November 21, 2016)

Executrix: Rose M. Powers c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

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

Morgan, Rosanne A.

Late of Canton Township (died November 9, 2016)

Executor: Mitchell Roland Morgan, 700 Schell Road, Turbotville, PA 17772

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

Seelye, Jeffrey G.

Late of Sylvania Borough (died March 28, 2016)

Administratrix: Catherine J. Seelye, 2434 Sylvania Road, Troy, PA 16947

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

Smith, Lawrence G.

Late of Sayre Borough (died October 21, 2016)

Administratrix: Mrs. Lesley Lantz, 720 North Wilbur Avenue, Sayre, PA 18840

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

NOTICE OF NONPROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation for a nonprofit corporation by the name of:

FAITH FOR ANIMALS have previously been filed with the Pennsylvania Department of State, Bureau of Corporations and Charitable Organizations under the Nonprofit Corporations Law. The filing was effectuated on January 12, 2017 and the purpose of the nonprofit corporation shall be to engage in lawful business on a not-for-profit basis for the purpose of using

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any profit to aid in the prevention of abuse to animals.

TAUNYA KNOLLES ROSENBLOOM,
ESQUIRE

332 S. Main Street

P.O. Box 309

Athens, PA 18810

Jan. 17

NOTICE OF NONPROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that, in accordance with the Nonprofit Corporation Law of 1988, Articles of Incorporation—Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania on July 25, 2016, in accordance with the Nonprofit Corporation Law of 1988 for:

PENNSYLVANIA CRITICAL
RESOURCES CORPORATION

The registered address of the corporation is: 521 Main St., Towanda, PA 18848.

CHRISTOPHER S. BRADLEY,

ESQUIRE

DUVALL, REUTER & PRUYNE

14 Park Street

Towanda, PA 18848

Jan. 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, January 25, 2017 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 Athens, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the south line of Paine Street at the northeast corner of lot of Arthur Moon, now or formerly; running thence southerly along the east line of said Moon lot, now or formerly, to the lands of VanLoan, now or formerly; thence easterly along said VanLoan's north line, now or formerly, and lands of Curtiss, now or formerly, to the northwest corner of the Universalist Church lot, about 102 feet; thence northerly on a line parallel with said Moon's east line to the south line of Paine Street; thence westerly along the south line of said street about 102 feet to the point and place of beginning. With a frame dwelling house, outbuilding and fruit trees thereon.

EXCEPTING AND RESERVING from the parcel above described a certain parcel of land conveyed by deed dated May 08, 1934, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, in Deed Book 387 at Page 197. By reason of the above exception and reservation, the property conveyed in this deed is 52 feet in frontage of Paine Street and about 80 feet in depth, be the same more or less.

BEING and intending to describe and convey the same premised conveyed to Dennis M. Daniels and Carol Daniels, husband and wife, from Charles Daniels and Gertrude Mae Daniels, his wife, by deed dated March 29, 1968, and recorded April 15, 1968 in Bradford County Deed Book 588 at Page 334.

ALL that certain lot, piece or parcel of land situate and being in the Borough of Athens, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the South line of Paine Street, said beginning point being the Northeast corner of the premises herein described; said beginning point also being the Northwest corner of lands now or formerly of Dennis and Carol Daniels;

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thence along the west line of lands now or formerly of Dennis and Carol Daniels South 5 degrees 00 minute East 92.35 feet to an iron pin in line of lands now or formerly of Frank and Eleanor Campbell; thence along the North line of lands now or formerly of Frank and Eleanor Campbell and lands now or formerly of Marjorie Dibble South 83 degrees 00 minute West 50 feet to an iron pin in line of lands now or formerly of Bessie and Harold Egbert; thence along the line of lands of said Bessie and Harold Egbert North 5 degrees 00 minute West 94.1 feet to an iron pin in the South line of Paine Street; thence along the South line of Paine Street North 85 degrees 00 minute East 50 feet to an iron pin and the place of beginning. CONTAINING 4,660.12 square feet of land.

BEING the same premises surveyed by Leonard T. Carver, Licensed Land Surveyor, on October 3, 1974.

BEING the same premises conveyed to Dennis M. Daniels and Carol L. Daniels, his wife, by deed of the Redevelopment Authority of The County of Bradford dated December 2, 1975 and recorded December 9, 1975 in Bradford County Deed Book 638 at page 607.

TITLE TO SAID PREMISES IS VESTED IN Joseph R. Rought, by Deed from The Estate of Carol L. Daniels and Daniels Tracy Grohol, Testatrix, by her Power of Attorney, Michael Dinich, dated 10/29/2004, recorded 11/02/2004 in Instrument Number 200414351.

Tax Parcel: 06-020.14-337-000-000, 06-020.14-338-000-000.

Premises Being: 111 Paine Street, Athens, PA 18810-1131.

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 vs. JOSEPH ROUGHT.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 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, January 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land in Ulster Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway 08075, at the common intersection point of other lands now or formerly of Glen Atwood, said point being the northwest corner of the lands herein about to be conveyed; thence in an easterly direction approximately 300 feet more or less to an iron pin; thence South 6° West 300 feet more or less to a point in the center of said State Highway 08075; thence in a northwesterly direction along the center of said highway approximately 400 feet more or less to a point in said highway, being the point and place of beginning.

The above described parcel of real estate being a triangular piece of land.

TITLE TO SAID PREMISES IS VESTED IN Chase M. Feigles and Melissa J. Feigles, h/w, by Deed from Melissa J. Fletcher, f/k/a Melissa J. Renninger n/b/m Melissa J. Feigles, dated 10/23/2014, recorded 11/05/2014, Instrument No. 201423865.

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Tax Parcel: 55-072-00-150.

Premises Being: 3003 Saco Road, Ulster, PA 18850-7999.

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 HOMESTEAD FUNDING CORP. vs. CHASE FEIGLES & MELISSA FEIGLES.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 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, January 25, 2017 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 Sayre Borough, Bradford County, Pennsylvania, bounded and described as follows:

Beginning in the centre line of Packer Avenue (formerly Eleventh Street) at a point 170 feet westerly from its intersection with the center line of Elmer Avenue; thence running westerly along the center line of Packer Avenue 50 feet to the southeast corner of a lot owned by Rodney Stedje; thence northerly along said Stedje lot at right angles with Packer Avenue 205 feet to a corner; thence easterly and parallel with Packer Avenue 50 feet to a corner; thence southerly and at right angles with Packer Avenue 205 feet to the place of beginning.

Property Address: 206 West Packer Avenue, Sayre, PA 18840.

Tax Parcel No.: 33020.22275000000.

Being the same premises Thomas R. Downey and Ruth F. Downey, his wife by Deed dated June 30, 1983 and recorded June 30, 1983 in Book: 689, Page: 765 in the Office of the Recorder of Deeds in Bradford County granted and conveyed unto Rodney J. Repko and Sharon P. Repko, his wife, as tenants by the entirety.

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, USA vs. SHARON REPKO & RODNEY REPKO.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 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, January 25, 2017 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 in Albany Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway Route 08010, a corner of lands now or formerly of Francis J. Murphy; thence along lands now or formerly of Francis James Murphy North 06 degrees West 216 feet to an iron pin corner; thence still along said lands of Murphy North 85

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degrees West 201.6 feet to an iron pin corner; thence along other lands of former grantors South 06 degrees East 216 feet to a point in the center line of the aforesaid State Highway; thence Easterly along the center line of said Road 201.6 feet to a spike, the place of beginning.

BEING Property address: RR 1 Box 76C Saymon Road, New Albany, Pennsylvania.

Being the same premises which Jacob E. Boyce and Sadie Calvert, by Deed dated 09/15/2006, recorded 12/11/2006, in the office of the Recorder of Deeds in and for Bradford County, in Instrument # 200615924, conveyed unto Anthony Starzi, Grantee herein.

Parcel No. 02/135.001/85/000 000/.

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 LSF9 MASTER PARTICIPATION TRUST vs. ANTHONY STARZI.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 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, January 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT certain lot of land in Sayre Borough, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the east line of N. Hopkins Street three hundred twenty-five (325 feet) feet south of the south line of Tuscarora Street, being the northwest corner of property formerly deeded to Edward and Susie Duggan, and running northerly, bearing north 24 degrees west one hundred (100 feet) feet along the east line of N. Hopkins Street to an iron pin; thence easterly and at right angles, bearing north 66 degrees east one hundred sixty-five (165 feet) feet to an iron pin in the west line of property formerly deeded to Vincenzo Petropoly, dated May 1, 1950; thence southerly and at right angles, bearing south 24 degrees east one hundred (100 feet) feet to an iron pin being the northeast corner of the Duggan property; thence westerly and at right angles, bearing south 66 degrees west one hundred sixty-five (165 feet) feet along the north line of the Duggan property to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Henry Flenders and Theresa Flenders, h/w, by Deed from Natalie L. Ball, single, Dated 12/05/2012, Recorded 12/13/2012, Instrument No. 201233392.

Tax Parcel: 34-007.11-001.

Premises Being: 518 North Hopkins Street, Sayre, PA 18840-1818.

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 vs. HENRY FLENDERS & THERESA FLENDERS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 3, 10, 17

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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, January 25, 2017 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 in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the north-east corner of the Tim Carlton lot, now or formerly, in the west line of River Street; thence westerly along the north line of said Carlton lot 165 feet to the north-west corner of the Carlton lot as it now is; thence southerly along the west line of said Carlton lot, parallel with the west line of River Street 66 feet to a corner in the north line of a lot, now or formerly known as the Donovan lot; thence along said north line westerly 6.5 feet to a corner; thence northerly on a line parallel with the east line of Maple Street and distant 150 feet therefrom 198 feet to the south-west corner of the Hancock lot, now or formerly; thence along the south line of said Hancock lot easterly 178 feet to the west line of River Street; thence along said west line southerly 132 feet to the place of beginning, containing about 1/2 acre of land with the buildings and fruit trees thereon.

TITLE TO SAID PREMISES IS VESTED IN David W. Sands, single, by Deed from Kenneth G. Raupers and Windy Raupers, his wife, Dated 03/27/2008, Recorded 03/31/2008, Instrument No. 200803694.

Tax Parcel: 0602014369000000.

Premises Being: 206 South River Street, Athens, PA 18810-1627.

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 SPECIALIZED LOAN SERVING vs. DAVID SANDS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 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, January 25, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LONG LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, piece or parcel of land, situate in the Township of Towanda, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Township Road No. 398, said point being the northeasterly corner of the lands herein conveyed; thence South 28° 15' West through a pin on the southerly edge of said Township Road 106.5 feet along lands now or formerly of Bruce Fowler and across Patton Creek to a point marked by an iron pin, said point being the southeasterly corner of the lands herein conveyed and said point being in line of lands of said Fowler and lands of Charles Jennings, now or formerly; thence North 52° 30' West 101.3 feet along said

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lands of Jennings to a point marked by an iron pin, said point being the southwesterly corner of the lands herein conveyed; thence North 28° 15' East along other lands of Bruce Fowler, now or formerly, and across said Patton Creek 290.2 feet through a pin on the southerly edge of said Township Road to a point in the center line of said Township Road, said point being the northwesterly corner of the lands herein conveyed; thence along the said center line South 61°45' East 100.0 feet to a point, the place of beginning.

CONTAINING 0.68 of an acre of land, more or less.

Reference is made to a survey made by John W. Ward, dated September 1, 1979.

BEING AND INTENDING to describe the same premises conveyed from Ronald L. Wood and Claire B. Otis, co-executors of the Estate of Evelyn Wood, to Ronald L. Wood and Barbara K. Wood, his wife, by deed dated September 4, 2002 and recorded in the Bradford County Register and Recorder's Office on October 9, 2002 as Instrument Number 200213027.

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 vs. RONALD WOOD & BARBARA WOOD.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 4, 2017

Jan. 3, 10, 17