
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

Bomboy, David D.

Late of Wysox Twp. (died January 21, 2021)

Administratrix: Peggy Chilson, P.O. Box 14, Wyalusing, PA 18853

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 N. Elmira Street, Athens, PA 18810, (570) 888-7709

SECOND PUBLICATION

Furlong, John D. a/k/a John Daniel Furlong

Late of West Burlington Township (died February 11, 2021)

Executrix: Lisa Basta 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

Spencer, Bonita M.

Late of Canton Borough (died March 11, 2021)

Executrix: Elizabeth R. Cole, 667 Troy Street, Canton, PA 17724

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

Wiglesworth, Robert F., Jr.

Late of Springfield Township (died March 22, 2021)

Executor: Joseph R. Wiglesworth, 1009 Route 4007, Forksville, PA 18616

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

THIRD PUBLICATION

Harkness, Arthur E., Sr.

Late of Canton Township (died October 31, 2020)

Executor: Clayton E. Harkness, 5879 Route 414, Canton, PA 17724

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

Poetschan, Centa

Late of Terry Township (died March 5, 2021)

Executor: Max Poetschan 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

Waltz, George Harris a/k/a George H. Waltz

Late of 6007 Ulster Road, Ulster (died January 24, 2021)

Administratrix: Carla F. Waltz, 6007 Ulster Road, Ulster, PA 18850

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

Yale, Evelyn B.

Late of Granville Township (died December 18, 2020)

Executor: Dale A. Yale, 122 Linden Avenue, Montoursville, PA 17754

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

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**MORTGAGE FORECLOSURE
NOTICE**

IN THE COURT OF COMMON
PLEAS OF BRADFORD COUNTY,
PENNSYLVANIA

2021 MF 0003

**MORTGAGE
FORECLOSURE ACTION**

CITIZENS & NORTHERN BANK
Plaintiff

vs.

Estate of Lawrence R. Reeder, Sr.,
Estate of Darline L. Reeder, Lawrence
R. Reeder, Known Heir of Lawrence
R. Reeder, Sr. and Darline L. Reeder,
William Reeder, Known Heir of
Lawrence R. Reeder, Sr. and
Darline L. Reeder

Defendant(s)

NOTICE

To: The Estate of Lawrence R. Reeder, Sr.
and the Estate of Darline L. Reeder, As
Well As Any Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From Lawrence R. Reeder, Sr.,
Deceased and Darline L. Reeder, Deceased

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other

claim or 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.

North Penn Legal Services
213 Main Street
Suite #1
Towanda, PA 18848
(570) 265-6127

- or -

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

The address of the premises being foreclosed upon is 116 Bonin Road, Rome, Bradford County, PA 18837, and being parcel number 27-051.00-011-000-000.

Apr. 20

**MISCELLANEOUS LEGAL
NOTICE**

**ZONING HEARING BOARD
TOWNSHIP OF ATHENS
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Athens Township Zoning Hearing Board will meet on Tuesday, April 27, 2021 at 6:30 p.m. at the Athens Township Municipal Building, 45 Herrick Avenue, Sayre, Pennsylvania, to conduct a hearing on the following:

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Application filed by Carl R. Hazelton and Donna Hazelton, requesting a Variance to the Athens Township Zoning Ordinance (“Ordinance”). A request for a variance to the “Ordinance,” Section 504(B), allowing an addition. The subject property is owned by Carl R. Hazelton and Donna Hazelton and is located on Sunnyfield Drive, Athens, PA (Tax Parcel Number: 09-012.00-064-000-000).

Application filed by Lowe’s Home Centers, LLC, requesting a Variance to the Athens Township Zoning Ordinance, (“Ordinance”). A request for a variance to the “Ordinance,” Article 10, Section 1001-C and Article 8, Section 800, Table 2, requesting required parking spaces be reduced to 404. The subject property is owned by Lowe’s Home Centers, LLC and is located at 2151 Elmira Street, Sayre, PA 18840 (Tax Parcel Number: 09-020.24-116-000-000).

Any person with a disability requiring a special accommodation to attend said meeting, should notify the Township Secretary at (570) 888-2325 as early as possible or not later than three (3) working days prior to the meeting. The Township will make every effort to provide reasonable accommodation.

TAUNYA KNOLLES
ROSENBLOOM, ESQUIRE
Solicitor to the Board
Athens Township Zoning Hearing Board
Apr. 20

REGISTER’S NOTICE

0815-0255 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF GEORGE J. ADAMIETZ, JR., Executor of the Estate of George J. Adamietz, Sr., Deceased, late of Wyalusing Borough, Bradford Co., PA.

The same will be presented to the Orphans’ Court on the 27th day of April, 2021.
Sheila M. Johnson
Register of Wills

Apr. 13, 20

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, April 28, 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 in the Township of Litchfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of Township Road 857 and Township Road 892, said point being the southwestern corner of lands herein reserved; thence North 8 degrees East 596.0 feet to a point in the center line of Township Road No. 892; thence North 6 degrees 45 minutes East 200 feet along the center line of said Township Road No. 892 to a point in the center line of Township Road No. 892, said point being the northwestern corner of lands herein reserved and said point being 126.0 feet from the intersection of Township Road No. 857 and Township Road No. 892; thence South 81 degrees East 371.0 feet to a point, said point being marked by a pin and said point being the northeastern corner of lands herein reserved; thence South 10 degrees 45 minutes West, along a fence line, 340.0 feet to a point, said point being marked by a pin; thence South 81 degrees East 200.0 feet along a fence line to a point marked by a pin; thence South 6 degrees 15 minutes West 470.0 feet through a pole and a pin on the northerly side of Township Road No. 857, to a point in the center line of Township Road No. 857; thence 79 degrees 40 minutes West, 565.0 feet to a point at the intersection of the center line of said Township Road No.

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857 and Township Road No. 892, said point being the point and place of beginning.

CONTAINING 8.73 acres of land as shown on survey of property of Devillow Campbell, Litchfield Township, Bradford County, Pennsylvania, made by George K. Jones dated July 24, 1972 and designated Map No. 8381.

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.

BEING KNOWN AS: 51 LURCOCK ROAD f/k/a RR 1, BOX 112-A, SAYRE, PA 18840.

PROPERTY ID: 23-022-00-129.

TITLE TO SAID PREMISES IS VESTED IN CURTIS D. BOYKIN AND VANESSA R. BOYKIN, HUSBAND AND

WIFE BY DEED FROM ANDREW J. KAUFFMAN AND SALOMA A. KAUFFMAN, HUSBAND AND WIFE DATED 11/22/2005 RECORDED 02/27/2007 INSTRUMENT # 200702104.

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 TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATE vs. VANESSA R. BOYKIN & CURTIS D. BOYKIN.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Apr. 7, 2021

Apr. 6, 13, 20

The Bradford County Latin Journal
206 S. Keystone Ave.
Sayre, PA 18840