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**Bradford County Law Journal**

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Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 FAX (570) 888-2295

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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## 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

##### **Adams, Sherwood Gary a/k/a Sherwood**

###### **G. Adams**

Late of Terry Township (died June 27, 2015)

Executrix: Cheryl Ann Adams, 28 Teels Landing Avenue, Wyalusing, PA 18853  
Attorney: Kenneth R. Levitzky, Esquire, P.O. Box 489, Dushore, PA 18614

##### **Rhoades, June M.**

Late of Ridgebury Township (died July 2, 2015)

Co-Executrices: Deborah A. Vincent, 138 Sullivan Farm Lane, Towanda, PA 18848 and Mary L. Lewis, 587 Baty Street, Elmira, NY 14904

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

#### SECOND PUBLICATION

##### **Adamietz, George J., Sr. a/k/a George Joseph Adamietz, Sr.**

Late of Wyalusing Borough (died August 7, 2015)

Executor: George J. Adamietz, Jr., 902 Freedom Circle, Harleysville, PA 19438  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

##### **Donovan, Edward A.**

Late of Rome Township (died July 26, 2015)

Executrix: Susan Diane Latini, 1373 Turkey Path Road, Wyalusing, PA 18853

Attorney: Frederick C. Luther, Esquire, 441 Broad Street, P.O. Box 31, Waverly, NY 14892

##### **Peel, Russell C.**

Late of Ulster Township (died August 7, 2015)

Executor: David Peel, 1362 Apple Blossom Drive, Yardley, PA 19067

Attorneys: Henry A. Carpenter, II, Esquire, Law Office of Henry A. Carpenter, II, 301 Oxford Valley Road, Suite 101B, Yardley, PA 19067

##### **Wittie, Edna E.**

Late of Smithfield Township (died December 13, 2014)

Executor: Walter Wittie c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

#### THIRD PUBLICATION

##### **Allis, Betty**

Late of Orwell Township (died July 24, 2015)

Executrix: Rebecca Dewing c/o Paula G. Bregman, P.C., 1205 Wyoming Avenue, Forty Fort, PA 18704

Attorneys: Paula G. Bregman, P.C., 1205 Wyoming Avenue, Forty Fort, PA 18704

##### **Griffin, John J.**

Late of Bradford County

Executrix: Carroll G. Wert 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

##### **Maurer, Natalie D.**

Late of Towanda Borough (died July 1, 2015)

Executors: Lori D. Maurer Adiska and Michael T. Maurer c/o Robert T. Kelly,

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Jr., Esquire, Myers, Brier & Kelly, LLP, 425 Spruce St., Ste. 200, Scranton, PA 18503

Attorneys: Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, 425 Spruce St., Ste. 200, Scranton, PA 18503

**McCarthy, Eugene G. a/k/a Gene G. McCarthy**

Late of Lake O'Meadows, Lot 51, Milton Lane, P.O. Box 52, Township of Warren Center (died July 28, 2015)

Executors: Christopher J. McCarthy, 54 Heatherhurst Drive, Pittsford, NY 14534 and Theresa Taro, 1975 Spaulding Road, Binghamton, NY 13903

Attorneys: Thomas P. Rizzuto, Esquire, Leasure, Gow, Munk & Rizzuto, Esqs., 101 Jefferson Avenue, Endicott, NY 13760

**Rawlings, Irvin W., Jr.**

Late of Bradford County

Administrator: Andrew T. Rawlings c/o Ray DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Ray DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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### REGISTER'S NOTICE

0813-0316 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF DOROTHY A. HUNTER, Administratrix of the Estate of William James Elliott, III, late of Warren Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 22nd day of September, 2015.

Shirley Rockefeller  
Register of Wills

Sept. 8, 15

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### REGISTER'S NOTICE

0811-0062 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION

OF SCOTT E. HAWLEY, Administrator of the Estate of Edward Travis, late of Albany Township, Bradford Co., PA.

0808-0131 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF DEBORAH KAMANDULIS, Administratrix of the Estate of James J. Kamandulis, late of Athens Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 29th day of September, 2015.

Shirley Rockefeller  
Register of Wills

Sept. 15, 22

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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, Sept. 30, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Description of Subject Property

ALL THAT PARCEL of land situate in the Township of Canton, County of Bradford, Commonwealth of Pennsylvania, to all those certain pieces or parcels of land and premises, easements, rights-of-way and any other rights of any kind whatsoever appurtenant, thereto be used in conjunction therewith on and along that property of the former Elmira and Williamsport Railroad Company predecessor of said Penn Central Properties, Inc., a Pennsylvania Corporation and American Underwriters, Inc., (formerly The Penn Central Corporation), a Pennsylvania Corporation, described as follows:

BEGINNING at the centerline of T-305 (aka Taylor Road) as extended across the right-of-way of said railroad through a point in the centerline of thereof at Railroad Valuation Station 1767+50, the same being the Northerly sale line of property conveyed

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from Penn Central Properties, Inc., and The Penn Central Corporation to Roger C. Graham, Jr. by deed dated October 26, 1984; thence extending in a Northerly direction along the centerline of said railroad a distance of 2,200 feet, more or less, to a line extended perpendicularly across the right-of-way of said railroad through a point in the centerline thereof at Railroad Valuation Station 1789+50, more or less, the same being the Southerly sale line of property conveyed from Penn Central Properties, Inc., and The Penn Central Corporation to Eastern Milk Producers Cooperative Association, Inc., by deed dated June 27, 1983, and also being the Place of Ending.

TOGETHER with all of said Penn Central Properties, Inc., a Pennsylvania corporation, and American Premier Underwriters, Inc., (formerly The Penn Central Corporation), a Pennsylvania Corporation right, title and interest of, in and to an access easement, as reserved in the hereinbefore mentioned June 27, 1983 deed to Eastern Milk Producers, from SR 3012 (a.k.a. Grover-Wheelerville Road) southerly to the hereinabove described property.

RESERVING unto Penn Central Properties, Inc., a Pennsylvania Corporation and American Premier Underwriters, Inc., (formerly The Penn Central Corporation), a Pennsylvania Corporation, future permanent and perpetual easements in gross, freely alienable and assignable by the Penn Central Properties, Inc., a Pennsylvania Corporation and American Premier Underwriters, Inc., (formerly The Penn Central Corporation), for (a) all existing wire and pipe facilities or occupations whether or not covered by license agreement between Penn Central Properties, Inc., a Pennsylvania Corporation and American Premier Underwriters, Inc., (formerly The Penn Central Corporation), a Pennsylvania Corporation and other parties of record or not of record, that in any way encumber or affect the premises herein de-

scribed, and (b) all future occupations within 20 feet on either side of the existing occupations, and (c) all rentals, fees and considerations resulting from such occupations, agreements and licenses and from the assignment or conveyance of such easements.

RESERVING unto Penn Central Properties, Inc., a Pennsylvania Corporation and American Premier Underwriters, Inc., (formerly The Penn Central Corporation), a Pennsylvania Corporation, it's successors or assigns, all oil, gas, natural gas, casing-head gas, condensates, related hydrocarbons, coal and all products produced therewith or therefrom in or under the premises herein described, with the right to remove same by the use of the usual or proper and convenient methods, devices or appliances, but excluding the right to enter upon the surface of said land in any way.

RESERVING, however, Penn Central Properties, Inc., a Pennsylvania Corporation and American Premier Underwriters, Inc., (formerly The Penn Central Corporation), a Pennsylvania Corporation, exclusive permanent and perpetual corridor easements in gross, freely alienable and assignable by Penn Central Properties, Inc., a Pennsylvania Corporation and American Premier Underwriters, Inc., (formerly The Penn Central Corporation), a Pennsylvania Corporation, in whole or in part without prior approval of Grantee, in, on, above and beneath the premises being (i) subsurface easements for pipelines, conduits and fiber optics cables provided said facilities are permanently located with at least three (3) feet of cover, together with the right to utilize so much of the surface as shall be required to install, maintain, repair, renew and remove said pipelines, conduits and fiber optics cables and for vent pipes, manholes and repeater sites Grantee herein covenants and agrees for themselves, their heirs and assigns, that neither the premises, nor any portion thereof,

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shall be sold, granted, leased, donated or utilized by Grantee, their heirs, assigns, as a corridor for conduits, fiber optics cables, power transmission lines and communication lines and recreational trails.

SUBJECT, however to:

(1) such state of facts that an accurate survey or personal inspection of the premises may disclose; and

(2) rights of the public in that portion of the premises within the lines of any public roads that cross the property herein described; and

(3) any easements of record.

BEING known and identified as Tax Parcel I.D. No. 16-128.00-041-001-000.

BEING further known and numbered as 77 Taylor Road, Canton, PA 17724.

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 GREEN TREE SERVICING vs. RAY CHAAPEL, JR.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
September 9, 2015

Sept. 8, 15, 22

**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, Sept. 30, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain pieces or parcel of land situate in the Borough of Towanda,

County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at a point located on the west side of North Fourth Street, said place of beginning being the northeast corner of the premises hereby conveyed and also the northeast corner of Lot No. 2 of subdivision of Morton Kalin on North Fourth Street and being South 11° East 39 feet distant from a pin located on the west side of North Fourth Street, said pin marking the southeast corner of premises of Charles F. Mischler, now or formerly; thence South 11° East 110 feet to a point for a corner in the centerline of Wilmot Drive; thence South 84° West 100 feet along the centerline of Wilmot Drive to a point for a corner; thence North 11° West 110 feet to the southwest corner of Lot 44; thence North 84° East along the south line of Lots No. 4A and No. 2A 100 feet to the west line of North Fourth Street and the place of beginning, being Lots No. 2 and No. 4 of subdivision of Morton Kalin on North Fourth Street in the Borough of Towanda, Bradford County, Pennsylvania as per plot plan prepared by Joseph F. Kesnow dated May, 1955 and recorded in Bradford County, Pennsylvania Book of Maps No. 3 at Page 53.

UNDER AND SUBJECT, however, to the rights of the public in and to the South 25 feet of the premises hereby conveyed for the use as a street known as Wilmot Drive, all as more fully set forth on said plot plan above referred to.

LOT NO. 2: BEGINNING at a point in the centerline of Wilmot Drive said place of beginning being distant South 84° West 100 feet from the intersection of the centerline of Wilmot Drive, South 84° West 20 feet to a point for a corner; thence along lands of Theodore Spentzas, now or formerly, North 11° West 110 feet to a point for a corner; thence along lands of Cynthia Turner, now or formerly, North 84° East 20 feet to a point

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for a corner; thence along other lands of Noble Betts; now or formerly, South 11° East 110 feet to a point in the centerline of Wilmot Drive, the place of beginning.

Being a strip of land 20 feet wide off the eastern side of Lot No. 6 of subdivision of Morton Kalin dated May, 1955, and recorded in Bradford County Map Book 3 at Page 53.

UNDER AND SUBJECT however to the right of the public in and to the South 25 feet of said Lot No. 6 for use as a street known as Wilmot Drive all as more fully set forth on said plot plan above referred to.

HAVING THEREON ERECTED A DWELLING KNOWN AS 217 N. FOURTH STREET, TOWANDA, PA 18848.

BEING THE SAME PREMISES WHICH Noble N. Betts, Jr. and Winifred L. Betts, his wife, by Deed dated 07/21/94 and recorded 07/25/94 in Bradford County Record Book 297, Page 0906, granted and conveyed unto Scott J. McEntire and Alison L. McEntire, his wife.

TAX PARCEL: 49-086.01-056.

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 THE PENNSYLVANIA HOUSING vs. SCOTT J. McENTIRE & ALISON McENTIRE.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

September 9, 2015

Sept. 8, 15, 22

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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 Brad-

ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, Sept. 30, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of LeRoy, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a post at the southeast corner of lands formerly of J.C. Griswold Estate, now or Gleason Porter, on the West line of lands formerly of Hiram Stone Estate, now or formerly of Burr Morse, thence South along said Stone, now or formerly Morse, lands, sixty (60) rods to the center of the road leading from Towanda to Canton; thence East along the center of said road twenty-seven (27) rods; thence Southerly twelve (12) rods to a corner; thence West thirty-six (36) rods to the North and South line of lands formerly of Jerrous Brown, now or formerly of Tracy Phillips; thence North along said Brown, now or formerly of Phillips, line sixteen (16) rods to the center of the road; thence West along said road twelve (12) rods and eight (8) feet to the corner formerly of J.C. Griswold Estate, now Gleason Porter, garden; thence a few degrees West along the line of said garden to a post at the Northeast corner of said garden; thence North along said Griswold Estate, now Porter, line sixty (60) rods from the road to a post; thence east along said Griswold Estate, nor Porter, line twenty-two (22) rods to the place of beginning.

CONTAINING about ten (10) acres of land, be the same more or less.

EXCEPTING AND RESERVING THEREFROM, the following described land conveyed to Township of LeRoy, by deed dated December 31, 1979 and recorded March 10, 1980 in Bradford County Deed Book 667 at page 927: BEGINNING

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at a point in the center of State Highway Route No. 414 where lands of the grantors and lands of Gleason Porter join; thence proceeding through a pin at the side of the road N 1 degree 15 minutes E a distance of 517.9 feet along lands of said Porter to a pin and proceeding further along lands of Porter and Buchanan, now or formerly, N 4 degrees 59 minutes E a distance of 191.5 feet to a pin for a corner; thence proceeding through lands of the grantors N 87 degrees 52 minutes E a distance of 115.6 feet to a pin for a corner; thence further through lands of the grantors the following courses and distances through a pin at the side of the road to a point for a corner in the center of State Highway Route No. 414 (1) S 1 degree 36 minutes E a distance of 437.9 feet (2) S 25 degrees 24 minutes W a distance of 65.1 feet (3) S 4 degrees 26 minutes W a distance of 194.9 feet; thence proceeding along the center of State Highway Route 414 S 78 degrees 51 minutes W a distance of 114.7 feet to a point for a corner, being the point and place of beginning.

SUBJECT to a right-of-way from State Highway Route No. 414 to the other lands of the grantors, their heirs and assigns, being the present driveway and being sufficient in width to allow ingress, egress and regress by vehicle. Said drive being approximately thirty-five (35) feet west of the southeast corner of the within conveyed land and crossing the eastern boundary of the within described lands approximately sixty (60) feet north of the southeast corner thereof.

TITLE TO SAID PREMISES IS VESTED IN Marva R. Wade, by Deed from John W. Longenecker and Tami I. Longenecker, his wife, dated 12/15/2009, recorded 01/26/2010 in Instrument Number 201001953.

Tax Parcel: 22-107-00,009,000000.

Premises Being: RR #1 Box 1556, Canton, PA 17724-7532.

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 JP MORGAN CHASE BANK vs. MARVA WADE.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

September 9, 2015

Sept. 8, 15, 22

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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, Sept. 30, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of land located, lying and being in the Borough of Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the south side of Lycoming Street; thence south twelve (12) degrees east, six (06) perches to a post; thence south seventy-six (76) degrees west, one and five tenths (1.5) perches to a post; thence south three and one-half (3-1/2) degrees west, thirty-one and six tenths (31.6) perches to the Towanda Creek; thence up the said creek, south seventy-six (76) degrees west, eight (08) perches; thence north three and one-half (3-1/2) degrees east along now or formerly Charles Blacks's east line, thirty-seven and seven tenths (37.7) rods to the south side of the before mentioned street; thence along the south side of the same, north seventy-six (76) degrees east, eight (08) perches to the place of beginning.



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CONTAINING one acre and one hundred and twenty six perches of land, be the same more or less.

EXCEPTING AND RESERVING THEREFROM, two (2) lots of land, one sold to George L. Hughes, et ux., which deed was dated June 7, 1963 and recorded June 12, 1963 in Bradford County Deed Book 564, page 336; and the other lot was sold to the V.F.W. by Deed dated February 1, 1960 and recorded February 23, 1960 in Bradford County Deed Book 547, page 48.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 385 LYCOMING STREET, CANTON, PA 17724.

BEING THE SAME PREMISES WHICH Donald A. Brown et ux by Deed dated 06/03/11 and recorded 06/20/11 in Bradford County Instrument No. 201116510, granted and conveyed unto Shawn M. Gowin and Lindsay E. Gowin, his wife.

TAX PARCEL: 14-105.06-057-000000.

ASSESS VALUE: \$23,250.

COMMON LEVEL RATIO: 3.13%.

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. LINDSAY GOWIN & SHAWN GOWIN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
September 9, 2015

Sept. 8, 15, 22

### 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, Sept. 30, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

### LEGAL DESCRIPTION

ALL those certain lots, pieces or parcels of land situate, lying and being in the Borough of Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the north by Lot No. 63; on the east by Lots No. 46, 47 and 48; on the south by Lot No. 67 and on the west by Brann Street, same being Lots No. 64, 65 and 66 being thirty (30) feet wide and one hundred fifty (150) feet deep each.

As plotted and laid out by J. Frank Patterson, C.E., for R. F. Little and Thomas M. Brann, doing business as the Canton Real Estate and Improvement Company on plot of Glenwood Park Lands, duly plotted and recorded in Bradford County Map Book No. 1 at Page 66.

TITLE TO SAID PREMISES IS VESTED IN Helen Buck and Annette Bolt, by Deed from Helen Buck, Executrix of the Estate of Zelda E. Frederick, dated 08/31/2001, recorded 09/05/2001 in Instrument Number 200110453.

Tax Parcel: 15/105.04/262/000/000.

Premises Being: 27 Ann Street a/k/a 27 Brann Street a/k/a 99 Brann Street, Canton, PA 17724-1605.

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 N.Y. MELLON vs. HELEN BUCK, ET AL.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
September 9, 2015

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