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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.

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

## 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

##### **Finnerty, Almer**

Late of Bradford County (died September 17, 2013)

Executrix: Mary K. Finnerty 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

##### **Talada, James W., Jr.**

Late of 143 Center Street, Sayre (died May 26, 2013)

Executrix: Sherry Talada, 143 Center Street, Sayre, PA 18840

Attorneys: Wm. Alan Shaw, Esquire, Landy & Landy, 228 Desmond Street, Post Office Box 206, Sayre, PA 18840

##### **Teeter, Andy J.**

Late of Bradford County (died September 6, 2013)

Executrix: Juanita Lantz Teeter 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

##### **Yaremko, Stephen A.**

Late of Bradford County

Administrator: James A. Bowen 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

#### THIRD PUBLICATION

##### **Brown, Lewis A.**

Late of Wells Township (died September 13, 2013)

Executrix: Kathleen A. Millen, 218 Brown Lane, Gillett, PA 16925

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

##### **Cochi, Phyllis**

Late of 203 North Wilbur Avenue, Sayre (died May 4, 2013)

Executrix: Judy Cochi, 203 North Wilbur Avenue, Sayre, PA 18840

Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, Post Office Box 206, Sayre, PA 18840

##### **Hillyard, Darleen S.**

Late of Smithfield Township (died August 6, 2013)

Co-Executors: William R. Hillyard and Benjamin L. Hillyard c/o Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

##### **Place, Mary L.**

Late of Towanda Township (died August 8, 2013)

Executor: Richard T. Gowin, P.O. Box 6, Towanda, PA 18848

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

##### **Rounds, Gerard F.**

Late of 116 Franklin Street, Athens (died August 9, 2013)

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Co-Administrators: Marcellin J. Dunn,  
8465 Lower Lake Road, Lodi, NY  
14860 and Marsha Rounds, 105 Ferry  
Street, Athens, PA 18810

Attorneys: Wm. Alan Shaw, Esquire,  
Landy & Landy, 228 Desmond Street,  
Post Office Box 206, Sayre, PA 18840

### MISCELLANEOUS LEGAL NOTICE

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IN THE COURT OF  
COMMON PLEAS, BRADFORD  
COUNTY, PENNSYLVANIA

NO. 2005 FC 0171

KYLE NONNEMACHER  
vs.  
SHELBY NONNEMACHER

### NOTICE

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TO: SHELBY NONNEMACHER

You, Shelby Nonnemacher, have been sued in Court to obtain custody of the child, Taylor Logan Riley Nonnemacher, born July 6, 2010 and to modify custody of the minor children Madison Blake Nonnemacher, born October 23, 2004 and Kaitlyn Marie Nonnemacher, born March 19, 2006. You are ordered to appear in person at the Bradford County Courthouse, Towanda, Pennsylvania, on December 3, 2013, at 9:30 a.m. for a Preliminary Custody Conference. If you fail to appear as provided by this Order, an order for custody, partial custody or visitation may be entered against you, or the Court may issue a warrant for your arrest.

If you wish to defend, you must enter a written appearance personally or by an attorney and file, 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.

PROTHONOTARY  
BRADFORD COUNTY  
COURTHOUSE  
301 Main Street  
Towanda, PA 18848  
(570) 265-1705

You are further advised that by order of court dated May 29, 2013, the Court of Common Pleas of Bradford County, PA ordered that Kyle L. Nonnemacher shall have temporary primary physical custody of the minor child Taylor Logan Riley Nonnemacher, born July 6, 2010 and Shelby B. Nonnemacher shall have partial physical custody of said child at the same times as the parties' other children as set forth in their May 3, 2007 Separation and Property Agreement that was made an Order of Court on June 7, 2007.

The aforesaid is being served by publication pursuant to special order of court dated October 10, 2013.

Oct. 22

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### MISCELLANEOUS LEGAL NOTICE

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WYALUSING AREA  
SCHOOL DISTRICT

## BRADFORD COUNTY LAW JOURNAL

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### SALE OF UNUSED AND UNNECESSARY BUILDINGS AND LAND

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LACEYVILLE ELEMENTARY SCHOOL: NOTICE IS HEREBY GIVEN that, pursuant to the Act of March 10, 1949, P.L. 30, §707, as amended, 24 P.S. §7-707; and, in accordance with a Motion passed by the Board of Directors of the Wyalusing Area School District on October 14, 2013; said Board of Directors requests sealed bids be delivered to it for the purchase of approximately ten and two hundredths (10.02) acres of land, together with buildings and improvements thereon (commonly known as the Laceyville Elementary School) situated at 470 Lacey Street, Laceyville, Braintrim Township, Wyoming County, Pennsylvania. Minimum Bid: \$75,000. This property includes the commercial kitchen equipment and a modular classroom on the property.

NEW ALBANY ELEMENTARY SCHOOL: NOTICE IS HEREBY GIVEN that, pursuant to the Act of March 10, 1949, P.L. 30, §707, as amended, 24 P.S. §7-707; and, in accordance with a Motion passed by the Board of Directors of the Wyalusing Area School District on October 14, 2013; said Board of Directors requests sealed bids be delivered to it for the purchase of approximately twelve and five tenths (12.5) acres of land, together with buildings and improvements thereon (commonly known as the New Albany Elementary School) situated at 74 Elementary Lane, New Albany, Bradford County, Pennsylvania. Minimum Bid: \$50,000.

All sealed bids must be delivered by no later than 12:00 p.m. on November 19, 2013 addressed and delivered as follows: Board of Directors, Wyalusing Area School District, Attn.: Tom Witiak, Business Manager, P.O. Box 157, 42 Main Street, Wyalusing, PA 18853. The properties are being sold "as is" with no warranties, expressed or implied.

The OGM rights will not convey with either property. Inspections of either property may be made by appointment by contacting Robert Brigham, Supervisor of Buildings & Grounds at (570) 250-0659. Bids will be opened at 2:00 PM November 19, 2013 at the District Office, 42 Main St., Wyalusing, PA 18853. The meeting is open to the public. The winning bidder must deliver a deposit of \$25,000 to the District Office by November 21, 2013.

The sale is subject to approval by the Board of Directors and the Board reserves the right to reject any or all bids. More information on the properties and a bidder form may be found at [www.wyalusingrams.com](http://www.wyalusingrams.com). Interested parties may contact Dr. Chester Mummau, District Superintendent or Mr. Tom Witiak, District Business Manager at (570) 746-1600 for more information.

ELLIS H. KATZ, ESQUIRE  
SWEET, STEVENS, KATZ  
& WILLIAMS LLP

Solicitors for the Wyalusing Area  
School District  
331 East Butler Avenue  
New Britain, PA 18901  
Tel.: (215) 345-9111

Oct. 22, 29; Nov. 5

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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, October 30, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

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

Lot No. 1: Beginning at a stake in the east line of Desmond Street at the northwest

corner of Lot No. 241; thence by the south line of same south 75 degrees 5 minutes east feet to the northwest corner of Lot No. 233; thence south 14 degrees 45 minutes west 50 feet to the northeast corner of Lot No. 245; thence by the north line of the last mentioned lot north 75 degrees 15 minutes west 162 feet to the east line of Desmond Street; thence by the east line of Desmond Street north 14 degrees 45 minutes east 50 feet to the place beginning. Being and intending to convey Lot. No. 244 on Block 8 of the "Murray Plot."

Lot No. 2: Beginning at a stake in the east line of Desmond Street at the southwest corner of Lot No. 244; thence south 75 degrees 15 minutes east 162 feet to the northwest corner of Lot 232; thence by the west line of said Lot 232 south 14 degrees 45 minutes west 50 feet to the northeast corner of Lot No. 248; thence by the north line of lot last mentioned 162 feet to the east line of Desmond Street; thence by the east line of Desmond Street north 14 degrees 45 minutes east 50 feet to the place of beginning.

Title to said Premises vested in Dale P. Owen, married from Julie A. Owen, married by Deed dated 12/12/2005 and recorded 01/27/2006 in the Bradford County Recorder of Deeds in Instrument No.: 200601107.

Being known as 706 Desmond Street, Athens, PA 18810.

Tax Parcel Number: 8-20.17-465.

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 CITIMORTGAGE INC. vs. DALE OWEN & JULIE OWEN,  
Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Oct. 9, 2013

Oct. 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, October 30, 2013 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 LeRaysville, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin for a corner on the south side of East Street and across the driveway from the Mill paint shop, now or formerly, and being the Southwest corner of this lot being conveyed; thence along South side of aforesaid East Street eastwardly sixty feet to an iron post; thence southwardly one hundred and five feet to an iron post; thence westwardly sixty feet to an iron post on the East side of aforesaid paint shop driveway, now or formerly; thence northwardly one hundred and five feet to the place of beginning and containing sixty-three hundred (6,300) square feet of land, be the same more or less.

PIN #21-065.03-005.

IMPROVEMENTS: Residential dwelling.

BEING PART OF THE SAME PREMISES which Gerald M. Carr, also known as Gerald Carr, and Betty J. Carr, his wife, granted and conveyed unto John H. Clark and Brenda C. Clark, his wife, by Deed dated August 1, 2002 and recorded August 2, 2002 in Bradford County Instrument #200209907 for the consideration of \$65,000.00.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty

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(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 DEUTSCHE BANK vs. JOHN CLARK & BRENDA CLARK.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Oct. 9, 2013

Oct. 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, October 30, 2013 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, lying and being in Terry Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point for a corner in the center of State Highway No. 08009, said point being the northeasterly corner hereof, and said point being at the southerly edge of lands now or formerly of Kendall Strawn, et ux.; thence proceeding along the center line of said State Highway No. 08009 along line of lands now or formerly of Samuel Wells, the following four (4) courses and distances: South 63 degrees 19 minutes West 217 feet to a point; South 67 degrees 24 minutes West 240.6 feet to a point; South 62 degrees 19 minutes West 200 feet to a point; and South 55 degrees 02 minutes West 26 feet to a point for a corner in the center of State Highway 08009; thence proceeding through a pin at roadside, through division line of lands now or formerly of Kendall Strawn, along staked

line North 73 degrees 57 minutes West 864.3 feet to a pin for a corner; thence proceeding along line of lands now or formerly of Anthony Grippo, along fence and stone row North 35 degrees 46 minutes East 516 feet to a pin for a corner in line of lands now or formerly of Kendall Strawn, et ux.; thence proceeding through division line of lands now or formerly of said Kendall Strawn, along staked line through pin at roadside South 72 degrees 32 minutes East 1,198.7 feet to a point for a corner in the center of State Highway No. 08009 and the place of beginning.

CONTAINING 11.21 acres of land, be the same more or less according to survey Map No. 939-A-2, notebook 189 page 23, prepared December 9, 1974, by George K. Jones and Associates and designated parcel no. two thereon.

BEING known as RR 2 Box 213, Wyalusing, PA 18853 aka 985 Rienze Road, Wyalusing, PA 18853.

PARCEL NO: 46-125.00-053.

BEING the same premises which Barry Reese granted and conveyed unto Barry Reese and Darlene Ellis, as joint tenants with right of survivorship by Deed dated September 18, 1998 and recorded September 21, 1998 in the Recorder of Deeds Office of Bradford County, Pennsylvania as Instrument No. 199809739.

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 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

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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 VERICREST OPPORTUNITY LOAN TRUST vs. DARLENE ELLIS & BARRY REESE.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Oct. 9, 2013

Oct. 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, October 30, 2013 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 Borough of Monroe, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

All the following described house and lot, being #16 in the plot of lands belonging to the Estate of the late Abner C. Rockwell, now or formerly, lying on the East side of Bridge Street on the Old Berwick Turnpike in Monroe Borough, being the following

dimensions, to wit: 62.5 feet on the said Bridge Street and 148.5 feet deep from the center of said Bridge Street. The said lot is bounded on the Northwest now or formerly by William Williams, on the Northeast now or formerly by John Patrician and on the Southeast by proposed Church Street extension.

Tax ID No. 24-99.03-96.

For information purposes only—property a/k/a 109 Bridge Street, Box 148, Monroeton, PA 18832.

TITLE TO SAID PREMISES IS VESTED TO G. Thomas Johnson and Debbie L. Johnson, his wife by deed from Gregory A. Bodager and Sheila Bodager, his wife, dated 2/3/1995 and recorded 2/28/1995 in Book 317, Page 0183.

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. G. THOMAS JOHNSON & DEBBIE JOHNSON.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Oct. 9, 2013

Oct. 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, October 30, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece or parcel of land situate in the Sayre Borough,



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Bradford County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the west line of Chestnut Street, North nine degrees East, one hundred thirty-four and six tenths feet (N.9 degrees E. 134.6 feet) from the north line of Merrill Street; thence by the east line of said Lot No. 8 North nine degrees East fifty feet (N.9 degrees E. 50 feet) to a stake for a corner; thence by the east line of Lot No. 9, easterly fifty feet (50 feet) to a stake for a corner, thence South eighty one degrees East, one hundred and fifty feet (S. 81 degrees E. 150 feet) to the west line of Chestnut Street; thence by the west line of Chestnut Street, South nine degrees West, fifty feet (S. 9 degrees W. 50 feet) to the place of beginning and being Lot No. of the Elsbee plot.

Tax ID #: 36-02323-178.

Tax Parcel # 36-020-23-178.

BEING KNOWN AS: 148 Linden Street, Sayre, PA 18840.

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 BANK OF AMERICA vs. JENNIFER BURNETT.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

Oct. 9, 2013

Oct. 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, October 30, 2013 at 10:00

o'clock in the forenoon the following described property to wit:

ALL that certain lot, piece or parcels of land situate, lying and being in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the west line of Lehigh Street (now Lehigh Avenue) distant 205 feet northerly from the north line of Seneca Street and running thence westerly at a right angle to said street 150 feet to a corner; thence northerly and parallel with said street 50 feet to a corner; thence easterly and at a right angle to said Lehigh Street 150 feet to the west line of the same; thence southerly along said west line 50 feet to the place of beginning, as shown on a Sayre Land Company Map of the Borough of Sayre. Containing 7,500 square feet of land.

BEING AND INTENDING to describe the same premises conveyed to Richard Dildine and Shirley Dildine, his wife, by Leon Robert Keir and Irma S. Keir, his wife, by Deed dated August 20, 1985 and recorded on August 22, 1985 in Bradford County Record Book 11 at Page 698.

THIS PROPERTY is purchased with funding assistance from The Trehab Center, Inc., pursuant to the Homeownership Program; in conjunction with this purchase a Judgement Note will be entered thereon in favor of The Trehab Center, Inc. and against Grantees. The said Note and debt will expire at five years from its anniversary date, provided the property has not been alienated or conveyed, voluntarily or involuntarily during that time, and has remained the principal residence of Grantees herein.

So far as the Grantors are aware, no hazardous waste is presently being disposed of or has ever been disposed of on the above described property by the Grantors or any other party.

AND the said Grantors will GENERALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

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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 CITIZENS & NORTHERN BANK vs. MICHAEL JORDAN & STEPHANIE JORDAN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
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