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**Bradford County Law Journal**

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Clare Printing

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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

##### **Bennett, Shirley E.**

Late of Bradford County  
Executor: Rinaldo A. DePaola, Esquire  
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

##### **Bunn, Nellie A.**

Late of 108 S. River Street, Athens (died June 7, 2016)  
Administrator: Philip R. Crouse, 209 York Avenue, Towanda, PA 18848  
Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

##### **Cwenar, William A.**

Late of Wells Township (died May 19, 2016)  
Executor: Patrick J. Barrett, III, 507 West Pine Street, Athens, PA 18810  
Attorney: William Hebe, Esquire, P.O. Box 507, Wellsboro, PA 16901

##### **Ross, David Martin a/k/a David M. Ross**

Late of Route 6, Burlington (died March 20, 2016)

Administrators: David H. Ross, 29 Willow Lane, Monroeton, PA 18832 and Sharon R. Spencer, 38 Barber Lane, Canton, PA 17724

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

##### **Stevens, John E.**

Late of Albany Township (died April 17, 2016)

Executrix: Suzanne M. Mahoney, P.O. Box 313, New Albany, PA 18833

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

#### SECOND PUBLICATION

##### **Lowe, Shawn J.**

Late of 307 Saxe Road, New Albany (died December 4, 2015)

Administrator: Shawn Brandon Lowe  
Attorney: Mark G. Rudalavage, Esquire, 171 Scranton-Carbondale Highway, Eynon, PA 18403-1027

##### **Santos, Joseph A. a/k/a Joseph Albino Santos**

Late of Rome Township (died March 10, 2016)

Administrator: Joseph Alan Santos, 560 St. Rte. 79, Windsor, NY 13865

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

#### THIRD PUBLICATION

##### **Preston, Edward C.**

Late of West Burlington Township (died April 9, 2016)

Executor: Michael A. Preston, 813 Ashley Hill Road, Mansfield, PA 16933  
Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

#### CHANGE OF NAME NOTICE

IN THE COURT OF COMMON  
PLEAS OF BRADFORD COUNTY

2016 IR 0035

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NOTICE IS HEREBY GIVEN that on May 13, 2016, the petition of Dounia Fontana was filed in the above court, requesting an Order to change the name of Ryan Christopher Nickerson to Ryan Christopher Fontana.

The court has fixed the day of July 15, 2016 at 11:00 a.m. in Bradford County Courthouse, Towanda, PA as the time and place for hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of Petitioner should not be granted.

JONATHAN P. FOSTER, JR.,  
ESQUIRE

Attorney for Petitioner  
303 South Keystone Avenue  
Sayre, PA 18840  
(570) 888-1529

June 21

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### REGISTER'S NOTICE

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0806-0297 FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF THE-RESA A. SMITH, Administratrix CTA DBN of the Estate of Robert L. Sullivan, late of Athens Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 5th day of July, 2016. Shirley Rockefeller  
Register of Wills

June 21, 28

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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, June 22, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT or parcel of land situate in the Borough of South

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

BEGINNING at a point in the east line of Howard Street at the southwest corner of Lot No. 5 of D.L.F. Clark land as shown on Map Book 1, Page 109 of Bradford County, Pennsylvania book of Maps and running thence north three degrees nine minutes west (N. 3 degrees 9 minutes W.) along the said east line of Howard Street 50 feet to a point for a corner in lands of the prior grantors; thence north eighty-six degrees fifteen minutes east (N. 86 degrees 15 minutes E.) one hundred eleven and one tenth feet (111.1) along a line parallel with the northerly line of the said Lot No. 5 to a point in the easterly line of Lot No. 4; thence south three degrees nine minutes east (S. 3 degrees 9 minutes E.) along the easterly line of the southerly part of Lot No. 4 and along the easterly line of Lot No. 5 50 feet to the northeast corner of Lot No. 6; thence south eight-six degrees fifteen minutes west (S. 86 degrees 15 minutes W.) one hundred eleven and one tenths feet (111.1) along the northerly line of Lot No. 6 to the easterly line of Howard Street and the place of beginning.

BEING Lot No. 5 and the southerly portion of Lot No. 4 on the said D.L.F. Clark plot recorded as aforesaid, and being a part of the same premises conveyed to prior Grantors by deed recorded in Bradford County Deed Book 452 at Page 355.

ALSO ALL THAT CERTAIN LOT, piece or parcel of land, lying and begin in the Borough of South Waverly, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, viz.:

BEING LOT NO. 6 OF THE smith Realty company Plot; and being the same premises sold at the County Treasurer's Sale of Seated Lands for non-payment of taxes on November 7, 1949, land being assessed in the name of W.H. Hobart.

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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 both of the said premises hereby conveyed or affecting the same as a matter of record.

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Briggs, by Deed from Vicki M. Baglini and William C. Baglini, her husband, dated 07/31/2000, recorded 08/06/2001 in Instrument Number 200109034.

Tax Parcel: 41-007.05-289.

Premises Being: 23 Howard 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 CITIMORTGAGE vs. THOMAS BRIGGS.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
June 1, 2016

June 7, 14, 21

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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, June 22, 2016 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 Standing Stone, County of Bradford and

Commonwealth of Pennsylvania, bounded and described as follows:

Bounded by the lands of L.V.R.R. Co. on the South 65° 30' East to the center of an open ditch; thence by same open ditch, 3.4 rods to center of public highway; thence along said highway North 60° West to a covered ditch across the highway; thence by said ditch to place of beginning.

Containing about 1 acre of land with house and outbuildings thereon.

Excepting therefrom a parcel of land conveyed by Benjamin O. West, et ux, to Donald J. West et ux, by deed dated April 7, 1965 and recorded April 22, 1965 in Bradford County Deed Book 572 at page 329.

BEING AND INTENDING to describe the same premises conveyed from Jason S. Victory and Kristine L. Victory, his wife, to Terry D. Caton by deed dated October 18, 2007 and recorded on October 22, 2007 to Bradford County Instrument number 200712110.

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. TERRY CATON.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
June 1, 2016

June 7, 14, 21

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Wednesday, June 22, 2016 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 Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Bounded on the North by lands now or formerly of the Northern Central Railroad; on the East by lands now or formerly of Effie Smith; on the South by East Main Street; on the West by lands formerly owned by Addie Bailey Drake, now or formerly owned by Lynn A. Slingerland.

Containing one-half (1/2) acre of land, be the same more or less.

BEING the same property conveyed to Donald J. Ellis, Sr. who acquired title by virtue of a deed from L. Kimberly Allen and Brian C. Allen, her husband, dated July 15, 2005, recorded July 21, 2005, at Deed Instrument Number 200507931, Bradford County, Pennsylvania records.

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. DONALD ELLIS, SR.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
June 1, 2016

June 7, 14, 21