

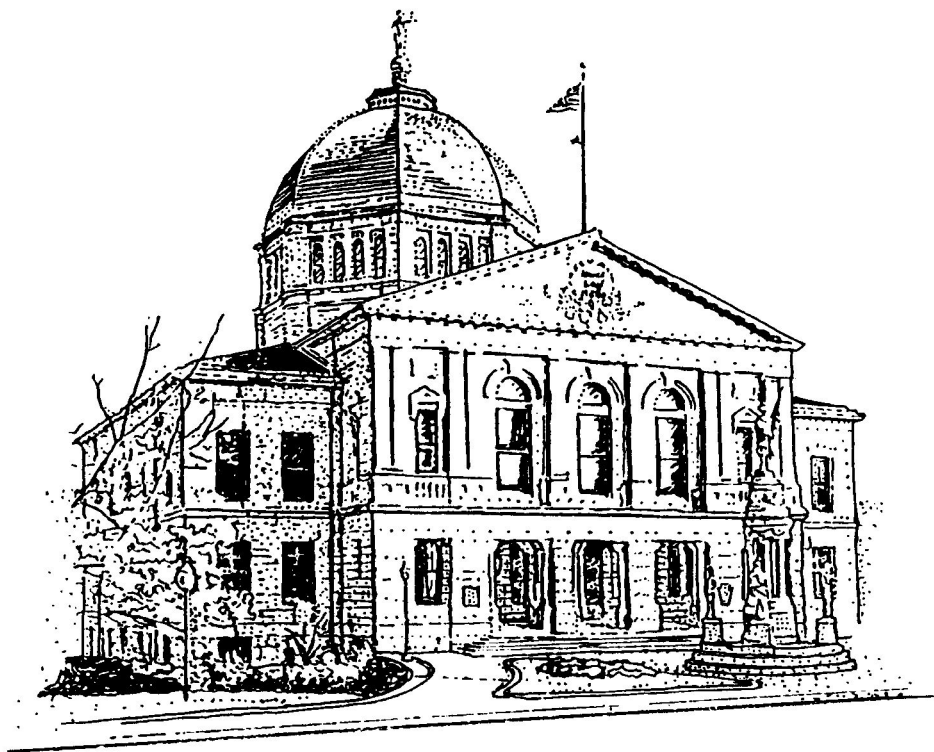
# Bradford County Law Journal

ISSN 1077-5250

Vol. 15

Towanda, PA Tuesday, May 9, 2023

No. 19



The Court:

The Honorable Maureen T. Beirne, President Judge  
The Honorable Evan S. Williams, III, Judge

Editors:

Albert C. Ondrey, Esquire, Chairman  
Daniel J. Barrett, Esquire  
Benjamin Green, Esquire

## 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

##### **Ayers, Lynda D.**

Late of Athens Township (died January 22, 2023)

Executor: Kelly Shelp 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

##### **Beers, Walter H.**

Late of Springfield Township (died March 6, 2023)

Executor: Steven M. Beers, 120 Orchard Drive, Canton, PA 17724

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

##### **Evans, LaRue**

Late of Canton Township (died April 13, 2019)

Executrix: Donna Marie Evans 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

##### **Young, Leo P.**

Late of Overton Township (died April 15, 2023)

Executors: Max Young, 340 3rd Street, Fort Lupton, CO 80621 and Earl Young, 605 2nd Street, Easton, PA 18042

#### SECOND PUBLICATION

##### **Fitz, John G.**

Late of Pike Township (died November 3, 2022)

Administrator: Albert F. Fitz, 5 Waltham Rd., Tinton Falls, NJ 07724

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

#### THIRD PUBLICATION

##### **Beirne, Carol J.**

Late of Monroe Township (died March 23, 2023)

Executor: Patrick Leo Beirne c/o Patrick Lee Beirne, Esquire, 24 Locust Ave., Towanda, PA 18848

Attorney: Patrick Lee Beirne, Esquire, 24 Locust Ave., Towanda, PA 18848

##### **Kinney, June M. a/k/a Julie Ann Kinney,**

Late of Wyalusing Borough (died February 18, 2023)

Executrix: Barbara Woodruff, 343 Carr Road, P.O. Box 488, Wyalusing, PA 18853

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

##### **Westbrook, Donna K.**

Late of New Albany

Executor: Lawrence E. Westbrook, 1704 Brinks Billings Creek Road, Wyalusing, PA 18853

Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

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### MISCELLANEOUS LEGAL NOTICE

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BRADFORD COUNTY COURT OF  
COMMON PLEAS

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NO. 2023QT0002

BRADFORD COUNTY LAW JOURNAL

Springfield Baptist Church a/k/a  
The First Baptist Church of the  
Township of Springfield a/k/a  
First Baptist Church of Springfield  
v.  
Unknown Heirs, Successors and  
Assigns of Theodore Wilder and all  
other persons claiming an interest in  
Bradford County Parcel  
No. 42-055.00-116-000-000

THIS OFFICE CAN PROVIDE YOU  
WITH INFORMATION ABOUT HIRING  
A LAWYER. IF YOU CANNOT AF-  
FORD 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.  
ZACHARY R. GATES, ESQUIRE  
GATES LAW OFFICE PLLC  
Counsel for Plaintiff  
122 Elmira Street  
Suite A  
Troy, PA 16947  
(570) 529-6028

To: all interested persons  
Springfield Baptist Church a/k/a The  
First Baptist Church of the Township of  
Springfield a/k/a First Baptist Church of  
Springfield has filed a Verified Complaint  
asserting an action to quiet title in, and  
confirm its right to, all interests relative to its  
property located in Springfield Township,  
Bradford County, Pennsylvania, being  
identified as Parcel No. 42-055.00-116-000-  
000.

May 9, 16

SHERIFF'S SALE

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, May 31, 2023 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  
located, lying and being in the Borough of  
Canton, County of Bradford and Common-  
wealth of Pennsylvania, bounded and de-  
scribed as follows, to wit:

Beginning at an iron pin in the West line  
of Center Street at the Northeast corner of  
lands of Helen Biddle; thence along land of  
Helen Biddle North 84 degrees West 151.5  
feet to an iron pin; thence along lands now  
or formerly of Edward A. Ronan North 8  
degrees East 61 feet to an iron pin; thence  
along lands of Elsie D. Reynolds South 84  
degrees East 22.4 feet to an iron pin; thence  
along lands of Elsie D. Reynolds North 2 1/4  
degrees East 2 feet to an iron pin; thence  
along lands of Lucy Maynard South 67 1/4  
degrees East 65 feet to an iron pin; thence  
further along lands of Lucy Maynard South

NOTICE TO DEFEND

If you wish to defend, you must enter a  
written appearance personally or by an at-  
torney and file your defenses and objection  
in writing with the Court on or before May  
19, 2023. You are warned that if you fail to  
do so the case may proceed without you and  
a judgment may be entered against you  
without further notice for the relief requested  
by the Plaintiff, Springfield Baptist Church  
a/k/a The First Baptist Church of the Town-  
ship of Springfield a/k/a First Baptist Church  
of Springfield. You may lose money or  
property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE  
TO YOUR LAWYER AT ONCE. IF YOU  
DO NOT HAVE A LAWYER, GO TO OR  
TELEPHONE THE OFFICE SET FORTH  
BELOW.

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

## BRADFORD COUNTY LAW JOURNAL

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87 degrees East 61.3 feet to an iron pin in the West line of Center Street; thence along the West line of Center Street South 2 1/4 degrees West 47.5 feet to the place of beginning. The foregoing description is taken from a survey of the premises made by George K. Jones, Bradford County Surveyor, on March 15, 1954.

Being the same premise that Lynn M. Holmes, an unmarried woman, by deed dated 11/23/2015 and recorded 12/2/2015 in the office of the Recorder of Deeds in the County of Bradford, Commonwealth of Pennsylvania as Instrument No. 201518590 granted and conveyed to Andy Castle, a married man.

NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS 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 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.

Property: 293 North Center Street, Canton, PA 17724.

Parcel: 14-105.03-231-000-000.

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 ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC vs. ANDY CASTLE.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 10, 2023

May 9, 16, 23

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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, May 31, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

ALL of the interest in and to that certain lot, piece or parcel of land, lying and being in the Township of Ulster, County of Bradford and Commonwealth of Pennsylvania. Bounded and described as follows: beginning at a point in the center line of U.S. Highway No. 220 at the southeast corner of land now or formerly of Irving Phillipeon, et ux; running thence southerly along said center line, on a curve, four hundred and twenty-eight (420) feet to a point for a corner; running thence North sixty-three (63) degrees and fifteen (15') minutes West, two hundred and ninety-nine (299) feet to an iron pin for a corner; running thence North sixteen (1,6 degrees) degrees and thirty (30') minutes West, three hundred and fifteen (315) feet to an iron pin for a corner at the southwest corner of said land now or formerly of Phillipeon; running thence South eighty-eight (88 degrees) degrees East along the South line of said land now or formerly of Phillipeon and through an iron pin set in the West line of said highway to the center line of the same, the point and place of beginning. Parcel#: 55-46-9 under and subject to any covenants, restrictions. Rights of way. Easements, encumbrances, gas and/or oil

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leases, building lines. etc. that may be found in prior instruments of record.

BEING the same property conveyed to James Frisbie Sr. and Catherine Frisbie, husband and wife by deed from Frederick L. Hunt and Roberta L. Hunt, husband and wife recorded 12107/2005 in deed 200514330, in the office of the Recorder of Deeds of Bradford County, Pennsylvania.

BEING known as: 26525 Route 220, Milan, PA 18831.

PROPERTY ID Number: 55-046.00-009-000-000.

BEING the same premises which Frederick L. Hunt and Roberta L. Hunt, husband and wife by deed dated 11/8/2005 and recorded 12/7/2005 in the Office of the Recorder of Deeds in Instrumental #200514330, granted and conveyed unto James Frisbie Sr. and Catherine Frisbie, husband and wife.

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 MATRIX FINANCIAL SERVICES vs. JAMES E. FRISBIE, JR. AS ADMINISTRATOR OF THE ESTATE OF CATHERINE FRISBIE.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 10, 2023

May 9, 16, 23

### 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, May 31, 2023 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 the Township of Rome, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, viz:

TRACT NO. 1:

BEGINNING at a point in or near the center of State Highway No. 08079, thence leaving State Highway No. 08079 and along lands, now or formerly, of Carl P. Reiche, which this tract was formerly a part, and being also 100 feet parallel and Easterly to the property line, now or formerly, of Arthur Russell, North 4° 30' 00" East for 956.87 feet to an iron, from which another iron bears North 85° 30' 00" West for 100.00 feet, thence along lands, now or formerly, of Carl P. Reiche, which this tract was formerly a part, North 48° 17' 43" East for 121.23 feet to an iron, thence along the same and along a wire fence line South 84° 02' 28" East for 1001.00 feet to an iron, from which a spring bears South 50° 57' 30" West for 70.00 feet, thence along the same South 63° 49' 34" East for 1622.65 feet to a point in the line of lands of Lawrence Selover, now or formerly, thence more or less following the course of Towner Run and in line of lands of Lawrence Selover, now or formerly, the following nine courses and distances: (1) South 23° 00' 00" East for 280.00 feet, (2) South 52° 15' 10" West for 145.00 feet (3) South 34° 00' 00" West for 160.00 feet, (4) South 1° 00' 00" East for 45.00 feet, (5) South 46° 00' 00" West for 140.00 feet, (6) South 6° 30' 00" West for 195.00 feet, (7) South 74° 30' 00" West for 155.00 feet, (8) South 32° 00' 00" West for 215.00 feet, (9) South 81° 00' 00" West for 70.00 feet to a point in the Northeast corner of lands, now or formerly, of Bernard McKernan in or near the center to Towner Run, thence along lands of Bernard McKernan, now or formerly, being also in or near the center of Towner Run, South 89° 00' 00" West for 130.00 feet to a point, thence along the same South 47° 15' 00" West for 84.00 feet to a point at the conjunction of Towner Run with Bullard Creek; thence in and along Bullard Creek

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and along lands of Bernard McKernan, now or formerly, North 22° 00' 00" West for 460.00 feet to a point; thence along the same and along lands, now or formerly, of Joseph Ross, North 46° 00' 00" West for 444.00 feet to a point, thence along lands of Joseph Ross, now or formerly, North 57° 40' 00" West for 272.00 feet to a point, thence leaving said Bullard Run and along lands of Joseph Ross, now or formerly, North 68° 30' 00" West for 593.30 feet to a pin, thence along the same South 5° 30' 00" East for 150.70 feet also passing through a pin on the Northerly edge of said State Highway No. 08079 to a point in or near the above mentioned State Highway No. 08079, thence in and along the centerline of State Highway No. 08079, South 67° 58' 43" West for 264.73 feet to a point, thence along the same North 83° 00' 00" West for 374.90 feet to the place of beginning.

CONTAINING 59.69 acres, more or less.

TRACT No. 2:

BEGINNING at an iron stake in the Northwestern corner of land formerly of Richard Casselbury; thence Easterly along the land, now or formerly of Carl Reiche 200.0 feet to a point; thence South 103.0 feet to a point approximately in the center of Bradford County Route No. 08079; thence West 152.0 feet to a point the middle of Bradford County Route No. 08079; thence North along land of said Reiche, 150.00 feet to the point of beginning.

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 right of way visible upon the said premises hereby conveyed or affecting same as a matter of record.

EXCEPTING a portion of land containing 11.03 acres, more or less, conveyed to Ralph Blokzyl on April 3, 1998, and recorded in Bradford County Recorder's Office as Instrument Number 199802902; and a portion of land containing 1.137 acres more

or less, conveyed to Duane F. Carrington, II and Aubrey Carrington on June 19, 1998, and recorded in Bradford County Recorder's Office as Instrument Number 199805798.

BEING THE SAME PREMISES which Penelope Anne Meyers and James M. Meyers, husband and wife by Deed dated August 8, 2005 and recorded August 18, 2005 in and for Bradford County, Pennsylvania, in Instrument No. 200509278, granted and conveyed unto James T. Ench and Linda M. Ench, husband and wife.

32-062.00-181-000-000.

ALSO KNOWN AS RR 3 Box 3063 n/k/a 2054 N. Rome Road, Rome, PA 18837-9459.

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 MORTGAGE ASSETS MANAGEMENT vs. JAMES T. ENCH & LINDA M. ENCH.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 10, 2023

May 9, 16, 23

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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, May 31, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground situate in Wysox Township, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

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LOTNo. 1:

BEGINNING at a point in the center of Legislative Route 08078, said point being in the northeast corner of lands of Harry Chilson, Jr. and southeast corner of lands herein described; thence south 58 degrees 29' West through a pin and along lands of Harry Chilson, Jr., 175.40 feet to a point marked by a pin for a corner, thence North 35 degrees 36' West along lands of I.V. Stoll, now or formerly, through a pin 100.01 feet to a pin for a corner thence 58 degrees 25' East along lands of G.H. Williams, now or formerly, and through a pin 179.31 feet to the center of Legislative Route 08078; thence along said Legislative Route 08078 South 33 degrees 21' East 100.02 feet to the place of beginning.

CONTAINING 0.41 acre of land, be the same more or less, according to Survey Map No. 4865 of Shaylor Associates.

LOT No. 2:

BEGINNING at a found pin in the common boundary of the lands herein conveyed with the lands herein grantees (Lot No. 1 above) and with lands of Harry Chilson, now or formerly; thence from said point of beginning the following four courses and distances: (1) South 59 degrees 38' 06" West along a lot addition to the lands of Harry Chilson 128.47 feet (2) North 21 degrees 19' 36" West along remaining lands of Stoll 76.93 feet (3) North 60 degrees 01' 03" East along lands of Williams 110.87 feet, and (4) South 34 degrees 33' 48" East 75.44 feet along Lot No. 1 described above to the place of beginning.

CONTAINING 0.21 acre and being the same premises depicted as Lot No. 2 on Survey Map No. 6760-D of George K. Jones & Associates dated March 1990, revised August 1990, approved by the Bradford County Planning Commission on 13 November 1990 as subdivision No. 90-189, and filed with the office of the Recorder of Deeds of Bradford County as Microfilm Map No. 3720. Paper Map No. 49 in Map Drawer 22.

The above described lots are part and parcel with each other, forming a single lot of .62 acre, and neither component lot may be sold or developed separately from the other, without further planning approval from the Bradford County Office of Community Planning and Grants.

Parcel ID #62-087.15-014-000-000.

Commonly known as 453 Lake Road, Towanda, PA 18848.

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 NEWREZ, LLC d/b/a SHELL-POINT MORTGAGE SERVICING vs. LANCE REESE.

Clinton J. Walters, Sheriff

Bradford County Sheriff's Office

Towanda, PA

May 10, 2023

May 9, 16, 23

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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, May 31, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

#### Legal Description

All that certain lot or parcel of land situate in the Township of Sheshequin, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point for a corner in the center line of State Highway No. 08137, being the most Southwesterly corner of the lot about to be described and being a common corner with lands now or lately of Maynard Pipher; thence along the center line of State Highway No. 08137 North 38° 27'

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East 400.2 feet to an angle; thence North 43° 15' East 1170.8 feet still along the center line of said Highway to a point for a corner, being the Southwest corner of a lot of land conveyed by Robert K. Iffert, et ux., to Howard W. Kintner et ux by Deed dated November 24, 1971 and recorded Bradford County, Pennsylvania in Deed Book 610 at Page 397, thence South 47° 3' East leaving the center line of said State Highway through a pin 435.6 feet to found pin at the Southeast corner of the said Kintner lot, now or formerly; thence South 66° 14' East 608.7 feet to a found pin for a corner; thence South 16° East 309 feet to a found pin for a corner in line of lands of the said Maynard Pipher, now or formerly; thence South 80° 46' West 2038.5 feet through a pin to the place of beginning.

CONTAINING 24.9 acres of land, be the same more or less.

The foregoing description is more fully portrayed on a plot of a survey made by George K. Jones & Associates October 18, 1976, being Map No. 8171-1.

The conveyance of the within premises is subject to the following restrictions:

1. That this lot shall be used only for residential purposes and no structure shall be erected thereon other than set forth in the following paragraphs.

2. No trailer or mobile home shall be installed or placed on the within described premises for any purpose other than a trailer that might be used regularly on the road for camping or traveling and not used as a regular place of habitation while parked upon the premises herein described.

3. That any house or home erected upon the said land shall be of construction cost of not less than \$15,000.00 and in addition to the said house there may be erected thereon a garage of storage place for motor vehicles for personal use and ordinary tools, etc., used about a home for its maintenance, but in no event shall any type of building be erected thereon which shall constitute a commercial enterprise of any kind.

EXCEPTING AND RESERVING the following two conveyances:

1. 1.99 acres conveyed to Donald L. Ferrario, dated May 27, 1987 and recorded in Bradford County Record Book 55 at Page 635.

2. 1.99 acres conveyed to Donald L. Ferrario, dated March 24, 1988 and recorded in Bradford County Record Book 80 ad Page 450.

This conveyance is from husband and wife to husband, therefore there are no transfer taxes due at this time.

BEING KNOWN AS: 2990 HORN-BROOK RD., TOWANDA, PA 18848.

PROPERTY ID: 38-060.00-021-000-000.

TITLE TO SAID PREMISES IS VESTED IN WALTER A. KENDZIOR, JR. BY DEED FROM WALTER A. KENDZIOR, JR., AND HELEN L. KENDZIOR, HIS WIFE DATED 04/05/2010 RECORDED 04/12/2010 INSTRUMENT NO. 201007021. WALTER A. KENDZIOR, JR. DIED ON 11/22/2019.

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 NEWREZ LLC f/k/a NEW PENN FINANCIAL LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. JAMES A. PRUYNE, ESQ. IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF WALTER A. KENDZIOR, JR., AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WALTER A. KENDZIOR, JR. Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 10, 2023

May 9, 16, 23