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**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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## BRADFORD COUNTY LAW JOURNAL

### 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

**Deemy, Ruth J. a/k/a Ruth Joan Deemy**

Late of Troy Borough (died March 30, 2020)

Executrix: Nancy J. Robbins, 667 Canton Street, Troy, PA 16947

**Lilley, Addison C.**

Late of Terrytown, Terry Township (died June 27, 2019)

Administratrix: Sandra J. Manchester, 209 E. Macedonia Road, Towanda, PA 18848, (570) 529-1300

**Millspaugh, Diane Marie**

Late of New Albany

Administratrix: Carol A. Ackley, 1379 Saxer Road, Dushore, PA 18614

Attorney: John A. Shoemaker, Esquire, 125 Headley Ave., Dushore, PA 18614, (570) 928-7374

**Thompson, Rita C.**

Late of New Albany Borough (died March 25, 2020)

Executrix: Jacqueline M. Hillyard, 1026 Wyalusing New Albany Rd., New Albany, PA 18833

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

#### SECOND PUBLICATION

**Barrett, Patrick J., Jr.**

Late of Asylum Township (died November 24, 2012)

Co-Executors: Patrick J. Barrett, III and Daniel J. Barrett, 723 1/2 South Main Street, Athens, PA 18810

Attorney: Patrick J. Barrett

**Marangi, John A.**

Late of Sayre Borough (died April 14, 2020)

Co-Executors: Dominic J. Marangi, 220 Cobble Creek Lane, Jacksonville, NC 28546 and Gina M. Cecere, 8335 Royal Ascot Circle, East Amherst, NY 14051  
Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

**Payne, Edward a/k/a Edward J. Payne**

Late of Canton Borough (died October 7, 2019)

Co-Administrators: James Hartnett, 2302 N. Central Avenue, Tampa, FL 33602 and William Payne, 61 Pine Street, Blossburg, PA 16912

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

**Watkins, James G.**

Late of Chemung, NY (died October 14, 2019)

Executrix: Lisa Lanterman c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

#### THIRD PUBLICATION

**Hettich, Donna a/k/a Donna Mae Mattocks Hettich**

Late of Towanda Borough (died April 30, 2020)

Co-Executrices: Renee Hettich, 25 Floral Avenue, Cortland, NY 13045 and Doreen Hettich-Atkins, 3 Joseph Street, Cortland, NY 13045

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Hoffmann, Caren S.**

Late of Bradford County  
Executor: Travis D. Hoffmann c/o  
Christopher D. Jones, Esquire, Griffin,  
Dawsey, DePaola & Jones, P.C., 101  
Main Street, Towanda, PA 18848  
Attorneys: Christopher D. Jones, Es-  
quire, Griffin, Dawsey, DePaola &  
Jones, P.C., 101 Main Street, Towanda,  
PA 18848, (570) 265-2175

**Kuykendall, Raymond L.**

Late of Bradford County  
Administrator: Richard L. Kuykendall  
c/o Christopher D. Jones, Esquire,  
Griffin, Dawsey, DePaola & Jones, P.C.,  
101 Main Street, Towanda, PA 18848  
Attorneys: Christopher D. Jones, Es-  
quire, Griffin, Dawsey, DePaola &  
Jones, P.C., 101 Main Street, Towanda,  
PA 18848, (570) 265-2175

**Pazzaglia, James P. a/k/a James Paul  
Romelo Pazzaglia**

Late of Columbia Township (died April  
14, 2020)  
Executrix: Christy K. Pazzaglia, 3796  
Sopertown Road, Columbia Cross  
Roads, PA 16914  
Attorneys: Harold G. Caldwell, Esquire,  
Brann, Williams, Caldwell & Blaney,  
1090 West Main Street, Troy, PA 16947

**REGISTER'S NOTICE**

0802-0283 FIRST AND FINAL AC-  
COUNT AND PROPOSED DISTRIBUTION  
OF LYNN M. TOLBERT, Admin-  
istrator of the Estate of Eileen B. Tolbert,  
Deceased, late of Athens Township, Brad-  
ford Co., PA.

The same will be presented to the Or-  
phans' Court on the 23rd day of June, 2020.  
Sheila M. Johnson  
Register of Wills

June 9, 16

**SHERIFF'S SALE**

By virtue of a Writ of Execution is-  
sued 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 17,  
2020 at 10:00 o'clock in the forenoon  
the following described property to wit:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece  
of ground situate in Albany Township,  
County of Bradford, Commonwealth of  
Pennsylvania, bounded and described  
as follows:

BEGINNING at the common in-  
tersecting point of the centerline of  
State Highway Route No. 220 and the  
common boundary line of lands of  
grantors predecessors in title, now or  
formerly, and lands of James Haman,  
now or formerly; thence along the com-  
mon boundary line of the lands herei n  
described and lands of James Haman,  
now or formerly, North 38° East 296 feet  
through an iron pin on the north side of  
the before ment ioned highway to an iron  
pin on the south line of the Lehigh Valley  
Railroad Company right of way; thence  
along the said right of way, southeasterly  
on a curve 2,130 feet to a point in the  
centerline of Township Road No. 381;  
thence along the centerline of Township  
Road No. 38 1, North 66° West 130  
feet to a point; thence along the line of  
lands of Lewis Palmer, now or formerly,  
North 82° West 1,433 feet to an iron pin;  
thence along the line of lands of Ivan E.  
Waltman, now or formerly, and Ellery  
Horn, now or formerly, North 58° East  
758 feet through an iron pin on the south  
line of State Highway Route No. 220  
to the center of said highway; thence  
along the center of said highway, North

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41 ° West 847 feet to a point, the place of beginning.

CONTAINING 22.8 acres of land, be the same more or less.

EXCEPTING THEREFROM the following adverse conveyances:

1. A lot containing 1.6 acres and fully described in Bradford County Record Book 345 at Page 132.

2. A lot containing 0.56 acres as conveyed to Scott I. Spencer and Shelly Spencer, his wife, by deed dated December 1, 1993 and recorded the same day in Bradford County Record Book 274 at Page 737.

3. A lot containing 3.92 acres as conveyed to Scott I. Spencer and Shelley Spencer, his wife, by deed dated March 2, 1987 and recorded March] 7, 1987 in Bradford County Record Book 49 at Page 1040.

4. A lot containing 5.9 acres as conveyed to Edward I. Keefe and Judith B. Keefe, his wife, by deed dated August 10, 1978 and recorded the same day in Bradford County Deed Book 656 at Page 308.

5. A lot containing 8.75 acres as conveyed to James Welliver and Lois Welliver, his wife, by deed recorded January 23, 2017 to Bradford County Instrument No. 201700629.

The remaining lands are more accurately described as follows:

BEGINNING at a point in the centerline of State Highway Route No. 220, said point being a westerly corner of the lot here in described; thence leaving the centerline of said highway and proceeding along lands of James E. Welliver et ux, the following two (2) courses and distances: (1) North 70° 21' 12" East 143.50 feet to a pin creating an interior angle, and (2) North 35° 58' 48" West 146.87 feet to a set #5 rebar for a corner,

being another westerly corner of the lot herein described; thence along Lot No.4 of the below recited survey the following three (3) courses and distances: (1) North 54° 01' 12" East 145.07 feet to a set #5 rebar for a corner, being the northerly most corner of the lot herein described, (2) South 35° 58' 48" East 180.43 feet to a set #5 rebar for a corner, being the easterly most corner of the lot herein described, and (3) South 02° 56' 04" West 434.98 feet to a set #5 rebar for a corner, being the southeasterly most corner of the lot herein described; thence along lands of Judy Lea Epler, now or formerly, North 82° 00' 00" West 50.00 feet to a point for a corner in the centerline of State Highway Route No. 220, being the southwestly most corner of the lot herein described; thence along the centerline of State Highway Route No. 220 the following four (4) courses and distances: (1) North 29° 11' 58" West 109.88 feet to a point, (2) North 30° 55' 55" West 97.39 feet to a point, (3) North 33° 40' 48" West 110.95 feet to a point, and (4) North 35° 33' 33" West 60.68 feet to the point and place of beginning.

CONTAINING 1.991 acres as depicted on survey prepared by Hopkins' Land Surveying, dated September 29, 2016, Project No. H-3134-16. Said map having been approved by the Bradford County Planning Commission on January 5, 2017 and recorded to Bradford County Instrument No. 201700151.

TITLE TO SAID PREMISES IS VESTED IN ALICIA R. MCGROARTY, MARRIED AND CODY L. JOHNSON, SINGLE AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by Deed from DALE G. LARGENT AND JUDY C. LARGENT, H/W, Dated 12/29/2017, Recorded 01/11/2018, Instrument No. 201800455.

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Tax Parcel: 02-135.00-032-000-000

Premises Being: 25 FRENCH CREEK ROAD, NEW ALBANY, PA 18833-8754

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 FREEDOM MORTGAGE CORPORATION vs. CODY L. JOHNSON & ALICIA McGROARTY.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 27, 2020

May 26; June 2, 9

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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 17, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

All that certain lot or piece of ground situate in Wyalusing Township, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in or near the center of Township Road No. 461, said point being situate a distance of 204.00 feet in a northwesterly direction along the centerline of said Township Road No. 461 from a point in the center of the intersection of said Township Road No. 461 with Township Road No. 470;

thence along the course of said Township Road, in or near the center thereof, N01th 45° 12' 20" West 79.65 feet to a point, North 52° 18' 30" West 53.75 feet to a point, North 62° 04" West 45.47 feet to a point, and North 71 ° 42' 20" West 31.15 feet to a spike for a corner set in or near the center of said Township Road; thence through the northerly edge of said Township Road and through a set iron, North 15° 18' 50" East 215.00 feet along line of other land of former Grantors, now or formerly, to an iron for a corner; thence along the line of other land of former Grantor, now or formerly, South 57° 21' 50" East 181.21 feet to an iron and South 25° 47' 50" East 189.47 feet to an iron for a corner near an 18 inch diameter cherry tree; thence South 64° 20' 40" West 136.50 feet through an iron set in the northeasterly edge of aid Township Road No. 461 to a point or spike set in or near the center of said Township Road for a corner, the place of beginning.

Containing 1.1801 acres of land, more or less, as per plat of survey No. B-218-1 by James Walton, Registered Surveyor, dated September 13, 1978.

Being the same property conveyed to Lucas Spencer who acquired title by virtue of a deed from Kristine L. and Jason Victory, husband and wife, dated September 30, 2016, recorded October 5, 2016, at Instrument Number 201613254, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

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 MIDFIRST BANK vs. LUCAS SPENCER.

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Clinton J. Walters, Sheriff  
Bradford County Sheriff’s Office  
Towanda, PA  
May 27, 2020

May 26; June 2, 9

**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, June 17, 2020 at 10:00 o’clock in the forenoon the following described property to wit:

ALL that tract or parcel being in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the North line of Orchard Street at the Southeast comer of lands now or fonnerly of G. L. Horton lot; thence by the East line of the same, Northerly fifty (50) feet to the South line of Lot No. 203; thence by the South line of Lots 203 and 220, ninety-five (95) feet to a comer; thence South fourteen (14) degrees and forty-five (45) minutes West, fifty (50) feet to the North line of Orchard Street, and thence by the North line of orchard Street, Westerly ninety-five feet to the place of beginning.

And being parts of Lots Nos. 202 and 221 on the Murray Plot as recorded in Bradford County Book of Maps at Page 9, etc.

BEING KNOWN AS: 301 EAST ORCHARD STREET, ATHENS, PA 18810

PROPERTY ID NUMBER: 08-020-17-447-000-000

BEING THE SAME PREMISES WHICH CROWN PACIFIC, INC.,

D/B/A CROWN RELOCATIONS, A CALIFORNIA CORPORATION BY DEED DATED 5/3/2013 AND RECORDED 6/12/2013 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201310366, GRANTED AND CONVEYED UNTO JANELLE JOHNSON.

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 PENNYMAC LOAN SERVICES, LLC vs. JANELLE JOHNSON. Clinton J. Walters, Sheriff  
Bradford County Sheriff’s Office  
Towanda, PA  
May 27, 2020

May 26; June 2, 9

**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, June 17, 2020 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 in the Borough of Monroe, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

On the Northeast by the Berwick Turnpike, on the South by lands now or formerly of Mrs. F.N. Hagerman, now of formerly occupied by Mrs. Darius Pollock; on the Southwest by the Pres-



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byterian Church Lot, Now or formerly; on the Northwest by Church Street. The said Lot Containing about 1/4 of an acre of land, more or less.

Under and subject to the ultimate width of right of way of any public highways, roads or streets, all public right 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 the same property conveyed to Jed J. Delamater and April L. Delamater, his wife who acquired title by virtue of a deed from Michael A. Wulff and Jessica L. Wulff, his wife, dated July 7, 2006, recorded July 10, 2006, at Instrument Number 200608144, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

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 N.A. vs. APRIL L. DELAMATER a/k/a APRIL DELAMATER a/k/a APRIL LYNN DELAMATER; JED DELAMATER a/k/a JED J. DELAMATER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff’s Office  
Towanda, PA  
May 27, 2020

May 26; June 2, 9

**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, June 17, 2020 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 Sayre, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the west line of Elmer Avenue at its intersection with the south line of Tioga (Maple) Street; and

Running thence westerly at a right angle to Elmer Avenue 100 feet along the said south line of Tioga (Maple) Street to a corner;

Thence southerly and parallel with Elmer Avenue 55 feet to a corner;

Thence easterly and at a right angle to Elmer Avenue 100 feet to the west line of same;

Thence northerly along said west line 55 feet to the place of beginning.

Map and Parcel ID: 33-020.22-319-000-000.

Being known as: 502 South Elmer Avenue, Sayre, Pennsylvania 18840.

Title to said premises is vested in Caroline N. Barber by deed from Boyd C. Mccarty, Widower dated July 29, 1985 and recorded July 29, 1985 in Deed Book 10, Page 208 Instrument Number 198502905. The said Caroline N. Barber died on January 19, 2019 without a will or appointment of an Administrator, thereby vesting title in Sandra Barber Bidlack, Known Surviving Heir of Caroline N. Barber, Debra Barber, Known Surviving Heir of Caroline N. Barber, Lori Barber, Known Surviving Heir of



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Caroline N. Barber, William Barber, Known Surviving Heir of Caroline N. Barber, and Unknown Surviving Heirs of Caroline N. Barber by operation of law.

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 REVERSE MORTGAGE FUNDING, LLC vs. SANDRA BARBER BIDLACK, KNOWN SURVIV-

ING HEIR OF CAROLINE N. BARBER, DEBRA BARBER, KNOWN SURVIVING HEIR OF CAROLINE N. BARBER, LORI BARBER, KNOWN SURVIVING HEIR OF CAROLINE N. BARBER, WILLIAM BARBER, KNOWN SURVIVING HEIR OF CAROLINE N. BARBER, AND UNKNOWN SURVIVING HEIRS OF CAROLINE N. BARBER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 27, 2020

May 26; June 2, 9