
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

Shedden, Dale F.

Late of Troy Township (died March 8, 2021)

Executrix: Mertie L. Shedden, 410 Route 514, Troy, PA 16947

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

SECOND PUBLICATION

Davenport, Ronald F.

Late of Wyalusing Township (died September 11, 2021)

Executor: Ronnie D. Davenport, 329 River View Road, Wyalusing, PA 18853

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

Heskell, Margaret B.

Late of Monroe Township (died August 30, 2021)

Executor: Joey F. Ackley, 991 Marcy Hill Road, Towanda, PA 18848

Attorney: Christina Fleury, Esquire, 517 Main Street, Towanda, PA 18848

Watson, Roy H. a/k/a Roy Watson

Late of Troy Township (died September 22, 2021)

Co-Executors: Calvin D. Watson, Randy L. Watson, Rodney S. Watson and Brian J. Watson c/o Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Attorneys: Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

THIRD PUBLICATION

Behets, Eric A.

Late of Sayre Borough (died August 24, 2021)

Administratrix: Betty J. Behets 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, (570) 265-2175

Hallock, Mary Jane

Late of Springfield Township (died November 9, 2020)

Executor: Duane Hallock, II c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Lutz, Dema R.

Late of Sayre Borough (died July 10, 2021)

Executor: Michael Lutz, 520 Powell Street, Sayre, PA 18840

Attorneys: Wm. Alan Shaw, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Rice, David M. a/k/a David Mitten Rice

Late of Wysox Township (died July 13, 2021)

Co-Executors: Bruce Rice and George Rice c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

BRADFORD COUNTY LAW JOURNAL

Warner, Wayne W.

Late of Pike Township (died September 30, 2021)

Executrix: Beth A. Mulcahy 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, (570) 265-2175

Willson, Elnora M.

Late of LeRaysville, Warren Township Administrator: James K. Willson, 3125 Creekwood Dr., Monroe, NC 28110

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Prothonotary's Office
Bradford County Courthouse
301 Main Street
Towanda, PA 18848
(570) 265-1705

Nov. 9, 16, 23

TERMINATION OF PARENTAL RIGHTS

NOTICE

TO: TREVOR JOHN MATHEW PROUGH

Two Petitions have been filed asking the Court to put an end to all rights you have to your minor children, I.E.W. born on August 21, 2017 in Sayre, Bradford County, Pennsylvania; and A.I.S.W.P. born on November 19, 2018 in York, York County, Pennsylvania. Two Petitions have also been filed asking the Court to change the primary and concurrent permanency goals of I.E.W. and A.I.S.W.P. The Court has scheduled a hearing on December 16, 2021 at 8:30 A.M. in Courtroom No. 2 before the Honorable Evan S. Williams, III, Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848.

THIS HEARING WILL BE HELD IN PERSON.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Agreement.

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 301 et seq.), of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on August 19, 2021, of a Certificate for the conduct of a business in Pennsylvania under the assumed or fictitious name, style or designation of:

BLUSH BEAUTY & LASHES
with its principal office or place of business at: 100 Susquehanna Street, Towanda, PA 18848.

The name(s) and address(es) of all parties to the registration are: Kylie Carter, 49 Carter Lane, Wysox, PA 18854 and Kelsey Abrams, 5479 Millstone Rd., Monroeton, PA 18832.

Nov. 9

REGISTER'S NOTICE

0820-0310 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF JANET TEETER, Executrix of

BRADFORD COUNTY LAW JOURNAL

the Estate of Ronald C. Billings, Deceased, late of Athens Township, Bradford County, PA.

The same will be presented to the Orphans' Court on the 23rd day of November 2021.

Sheila M. Johnson
Register of Wills

Nov. 9, 16

REGISTER'S NOTICE

0820-0235 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF SAMUEL F. KEIR, Executor of the Estate of Elizabeth A. Keir, Deceased, late of Warren Township, Bradford County, PA.

The same will be presented to the Orphans' Court on the 23rd day of November 2021.

Sheila M. Johnson
Register of Wills

Nov. 9, 16

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, November 24, 2021 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 Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the north by lands now or formerly of Joseph (Charles H.) Drake; on the east by lands now or formerly of Augusta Hines; on the south by Longway

Street; and on the west by lands now or formerly of Joseph (Charles H.) Drake. Being a lot of land fronting 50 feet on Longway Street and having a depth of 100 feet, with a two-story frame house and garage there on.

BEING the same premises which James A. Onofre and Debra Onofre, husband and wife, by Deed dated October 18, 2005 and recorded in the Office of the Recorder of Deeds in and for the County of Bradford, granted and conveyed unto Brian K. Mullen and Melissa A. Mullen, husband and wife, in fee.

Tax Parcel: 07-020.14-005-000-000.

Premises Being: 108 LONGWAY STREET, Athens, PA 18810.

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 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST 1 vs. BRIAN MULLEN & MELISSA MULLEN.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Nov. 3, 2021

Nov. 2, 9, 16

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, November 24, 2021 at 10:00 o'clock in the forenoon the following described property to wit:

BRADFORD COUNTY LAW JOURNAL

ALL that tract of land, situate in the Township of Sheshequin, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, and said point being the northeastern corner of lands herein described, said point being at a sluice drain pipe on the southerly edge of a township road, said township road in this location being the dividing line between Litchfield Township and Shesheshquin Township; thence in a southerly direction along other lands of Elizabeth F. Antonow, now or formerly, 350 feet to a point, said point being marked by an iron pin and said point being the southeastern corner of lands herein described; thence in a westerly direction 975 feet to point, said point being marked by an iron pin and said point being in a fence line and said point being in the southeastern corner of lands herein described; thence in a northerly direction along the fence line 300 feet, more or less, to a point in the southeaterly edge of township road and said point being being marked by an iron pin; thence along the southeasterly edge of township road 1000 feet to a point marked by a sluice pipe aforementikoned, said point being the4 northeastern corner of lands herein described and said point being the point and place of beginning. Consisting of a house and buildings and being known as the old Colegrove place.

BEING known as: 884 Moore Hill Road, Ulster, PA 18850.

Property ID number: 38/ 035.00/ 015/000 000/.

BEING the same premises which Nanette L. Zampier, widow and Bettina Banes, married by Deed dated 1/29/2013 and recorded 3/19/2013 in the Office of the Recorder of Deeds in Deed Book at page , granted and conveyed unto Nanette L. Zampier, widow.

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 M & T BANK vs. NANETTE ZAMPIER.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
Nov. 3, 2021

Nov. 2, 9, 16

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, November 24, 2021 at 10:00 o’clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Athens Township, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a point in the center line of Township Road #925 (Pump Station Hill Road), said point being the southeast corner of the lot hereby described and the northeast corner of lands of Brougham; continuing thence North 88 degrees 28 minutes 15 seconds West 600 feet to a pin for a corner; thence North 1 degrees 49 minutes 15 seconds East 106 feet to a pin for a corner; thence South 87 degrees 53 minutes 52 seconds East 600 feet to a point in the centreline of said Township Road #925, thence south on the center line to the point and place of beginning.

CONTAINING approximately 1.4 acres, more or less.

BRADFORD COUNTY LAW JOURNAL

PROPERTY ADDRESS: 295 GATEWAY INDUSTRIAL PARK ROAD, ATHENS, PA 18810-9228.

PARCEL #09-020.06-005.

BEING KNOWN AS: 295 GATEWAY INDUSTRIAL PARK ROAD, ATHENS, PA 18810.

PROPERTY ID NUMBER: 09-020.06-005.

BEING THE SAME PREMISES WHICH HANS ZOBEL AND LINDA T. ZOBEL, H/W BY DEED DATED 3/24/2014 AND RECORDED 3/28/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE, GRANTED AND CONVEYED UNTO DANIEL A. JOINER, MARRIED.

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. DANIEL A. JOINER.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Nov. 3, 2021

Nov. 2, 9, 16