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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

##### **Clark, Budd M.**

Late of Wysox Township (died July 11, 2014)

Executrix: Rebecca A. Clark, 494 Banks Rd., Monroeton, PA 18832

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

##### **Rumsey, James a/k/a James R. Rumsey**

Late of Canton Township (died August 1, 2014)

Executor: Frank B. Rumsey, 238 Highwood Road, Oakhurst, NJ 07755

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

##### **Watkins, Susanne H.**

Late of Ulster Township (died September 8, 2014)

Administrator: Larry Cole c/o Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

Attorney: Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

#### SECOND PUBLICATION

##### **Gray, Marilyn C.**

Late of Canton Borough (died August 2, 2014)

Executrix: Marla G. Morgan, 365 E. Union Street, Canton, PA 17724

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

##### **Jurcin, Barbara F.**

Late of Sayre Borough (died August 28, 2014)

Executrix: Barbara A. Ault, 332 W. Lockhart Street, Sayre, PA 18840

Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

##### **Matthews, Bettina L.**

Late of Sheshequin Township (died November 20, 2013)

Executor: Eric P. Matthews, 288 Ridge Road, Athens, PA 18810

Attorneys: Evan S. Williams, III, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Wood, Alfred J.**

Late of Canton Township

Executors: Larry J. Wood and Matthew M. Wood c/o Shannon P. McNulty, Esquire, 1515 Market Street, Suite 1200, Philadelphia, PA 19103

Attorney: Shannon P. McNulty, Esquire, 1515 Market Street, Suite 1200, Philadelphia, PA 19103

#### THIRD PUBLICATION

##### **Andrus, F. Ellsworth a/k/a Fred Ellsworth Andrus a/k/a Fred E. Andrus**

Late of Smithfield Township (died August 1, 2014)

Executor: James E. Andrus, 417 West 3rd Street, Florence, NJ 08518

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

##### **Bland, Melvin M.**

Late of Sayre Borough (died January 7, 2014)

Administrator: Richard Paulo c/o Wm. Alan Shaw, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

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

### **Brewer, Harland F.**

Late of Troy Township (died September  
13, 2014)

Executrix: Mary Jane Wade, 257 Old  
Ithaca Road, Horseheads, NY 14845

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

### **Geuss, Helen Elizabeth a/k/a Helen E. Geuss**

Late of Sheshequin Township (died  
September 10, 2014)

Executrix: Caren S. Hoffmann, 20190  
Rt. 187, Towanda, PA 18848

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

### **Loushay, Estelle P.**

Late of W. Burlington Township (died  
January 2, 2014)

Executor: Clayton L. Loushay, 5422  
Quantas Place, Woodbridge, VA 22193

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

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### **MISCELLANEOUS LEGAL NOTICE**

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NOTICE IS HEREBY GIVEN that the Board of Supervisors of Albany Township will consider for adoption at its meeting on October 16, 2014 at 5:00 o'clock p.m. at the Albany Township Municipal Building, French Creek Rd., New Albany, PA, an ordinance of which the following is a summary:

An ordinance requiring all persons, partnerships, businesses, corporations, and all other entities to obtain a floodplain building permit for any construction or development within any identified floodplain area; providing for the issuance of such floodplain building permits; setting forth certain minimum requirements for new construction and

development within areas of the township of Albany which are subject to flooding; and establishing penalties for any persons who fail or refuse to comply with the requirements or provisions of this ordinance. Article I. Statutory Authorization; Article II. General Provisions; Article III. Administration; Article IV. Identification of Floodplain Areas; Article V. Technical Provisions; Article VI. Prohibited Activities; Article VII. Existing Structures in Identified Floodplain Areas; Article VIII. Variances; Article IX. Definitions; Article X. Enactment.

A copy of the full text of this ordinance is available for inspection at the office of the Daily Review, 116 Main St., Towanda, PA 18848 and at the Township Municipal Building, French Creek Rd., New Albany, PA 18833 during normal business hours. The Flood Insurance Rate Maps may also be seen at the Township Municipal Building.

Andrae Cummiskey  
Albany Township Secretary

Oct. 14

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### **NOTICE OF INCORPORATION**

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Please take notice that:  
LIGHTHOUSE FELLOWSHIP  
OF SAYRE, INC.

is a corporation organized under the provisions of BCL of 1988 with a registered office address at: 203 S. Elmer Avenue, Sayre, PA 18840.

Oct. 14

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### **DISSOLUTION NOTICE**

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NOTICE IS HEREBY GIVEN that the Shareholders and Directors of Wysox Sand and Gravel, Inc., a Pennsylvania Corporation, with an address at 429 Laning Creek Road, Towanda, Pennsylvania 18848, have approved a proposal that the Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and

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settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

RAY DePAOLA, ESQUIRE  
GRIFFIN, DAWSEY, DePAOLA  
& JONES  
101 Main Street  
Towanda, PA 18848  
Telephone: (570) 265-2175

Oct. 14

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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 29, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain piece or parcel of land situate in the Township of Ridgebury, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the center line of State Highway #08060 in the Northwest corner of lands of Bryan Osgood, thence South 31° 45' east 231 feet to a point in the center of Justice Run; thence South 74° 30' West 133 feet to a point; thence South 63° West 88 feet to a point in the center of Justice Run; thence North 40° 35' west through iron pins 165 feet to a point in the aforesaid State Highway; thence North 49° 15' East 200 feet along the center line of the said State Highway to a point; thence North 64° 15' East 40.3 feet along the center line of the aforesaid highway to the place of beginning.

BEING in accordance with survey #5551 made by George K. Jones, County Surveyor on June 28, 1965.

\*\*For Informational Purposes Only\*\*

The improvements thereon being known as 4856 Monkey Run Road, Gillett, PA 16925.

BEING the same property conveyed to Robert E. Leonard and Jennifer J. Jelliff from Beatrice W. Hoose, by Deed dated November 6, 2008 and recorded on November 7, 2008, as Instrument No. 200819110, among the Land Records of Bradford County, Pennsylvania.

BEING KNOWN AS: 4856 Monkey Run Road, Gillett, PA 16925.

PROPERTY ID NO.: 30-017.01-010.

TITLE TO SAID PREMISES IS VESTED IN ROBERT E. LEONARD, AS SOLE OWNER BY DEED FROM ROBERT E. LEONARD AND JENNIFER J. JELLIFF DATED 02/23/2011 RECORDED 03/15/2011 IN DEED BOOK Instrument # 201107133 PAGE n/a.

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. ROBERT LEONARD.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
October 8, 2012

Oct. 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, October 29, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

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### LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Stevens, County of Bradford, and Commonwealth of Pennsylvania, bound and described as follows:

BEGINNING at a spike set in the centerline and bed of U.S. Highway Route No. 706, said point being distant North seventy-eight (78) degrees forty-eight (48) minutes East one hundred fifty-five and fifty hundredths (155.50) feet from a spike set at intersection of said U.S. Route No. 706 with a state road to the south, crossing Stevensville Bridge, said beginning point being the most southwesterly corner of this parcel; thence passing over an iron set on the north bank of said highway, along new division line along remaining lands of Pease, now or formerly, on the west, lands of which this parcel was formerly a part North twelve (12) degrees fifty-three (53) minutes West, passing under an overhead power transmission line, four hundred eighty and fifty hundredths (480.50) feet to an iron in the tree line, said point being the most northwesterly corner of this parcel; thence along said tree line, along lands of Pease, now or formerly, on the north, North sixty-seven (67) degrees sixteen (16) minutes forty (40) seconds East, seventy-two and eighty-eight hundredths (72.88) feet to an iron in the center line of formerly State Road No 08026, said point being the most northerly corner of the parcel; thence along the center line of formerly State Road No. 08026 the following courses and distances: South forty-seven (47) degree thirty-nine (39) minutes ten (10) seconds East fifty-one (51.00) feet and South sixty-one (61) degrees fifty-seven (57) minutes ten (10) seconds East one hundred thirty-two and seventy four hundredths (132.74) feet to a spike set in the center line and bed of new relocated state road No. 08026; thence along lands reputedly of Harris, now or formerly, on the East, South twelve (12) degrees fifty-three (53)

minutes East, three hundred forty-six (346.00) feet to a spike set in the center line and bed of U.S. Highway Route No. 706, said point being the most southeasterly corner of this parcel; thence along the center line of U.S. Route No. 706 South seventy-one (71) degrees fifty-eight (58) minutes twenty (20) seconds West two hundred two (202.00) feet to spike set in the center line and bed of said highway, the point and place of beginning.

CONTAINING 2.014 acres, more or less, as per plat of survey No. B-134-1 prepared by James Walton, Licensed Surveyor, and dated December 26, 1974.

TITLE TO SAID PREMISES VESTED IN Robert Jaccoud, an unmarried man, by Deed from David M. Chamberlin, Jr., an unmarried man, dated 07/31/2002, recorded 08/30/2002 in Instrument Number 200211177.

Premises being: 8899 ROUTE 706 a/k/a RR 1 BOX AA, STEVENSVILLE, PA 18845-9701.

Tax Parcel No. 44-091.01-012-000-000.

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 VERICREST LOAN TRUST 2011-NPL2 vs. ROBERT JACCOUD.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

October 8, 2012

Oct. 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

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, October 29, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

### LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, pieces or parcels of land, lying and being in the BOROUGH OF SAYRE, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, viz:

PARCEL NO. 1: BEGINNING at a stake in the South line of Second Street situated North 7 degrees 15 minutes West (magnetic of 1905) twenty-two and eight-tenths (22 & 8/10) feet from the Northwest corner of house occupied by Lewis D. Westfall; thence South 64 degrees 40 minutes East along the South line of Second Street fifty (50) feet to a stake; thence South 26 degrees West one hundred fifty and nine-tenths (150 & 9/10) feet to a lot line; thence North 63 degrees 40 minutes West fifty (50) feet along said lot line to a stake; thence North 26 degrees East one hundred fifty (150) feet to the place of beginning. CONTAINING 172/1000 of an acre of land according to the survey made June 17, 1905 by Rushton Smith.

PARCEL NO. 2: BEGINNING at a point in the North line of lands of Lewis D. Westfall at its intersection with the West line of lands now or formerly of Mike Mulich; thence Southerly along the west line of said Mulich one hundred sixty-nine and six-tenths (169 & 6/10) feet to a corner at the Southwest corner of lands of said Mulich; thence North 66 degrees 40 minutes West eighty-six and sixty-five hundredths (86 & 65/100) feet to a corner; thence Northerly and parallel with the said West line of lands of said Mulich one hundred sixty-nine and six-tenths (169 & 6/10) feet to a corner in the North line of Lewis D. Westfall aforesaid being a point one and three-fourths (1 & 3/4) feet East of the center of the top of an iron pipe now even with the surface of the ground

in the said north line of said Westfall; thence South 66 degrees 40 minutes East along said Westfall's North line eighty-six and 64/100 (86 & 64/100) feet to the place of beginning.

EXCEPTING AND RESERVING therefrom, however, a strip of land twenty (20) feet in width along the North line now known as and to be used as Second Street, the magnet used is the same as a former survey of unknown date. There being dwelling house, other out buildings, and fruit and ornamental trees, etc., thereon.

So far as the Grantors are aware, no hazardous waste is presently being disposed of or has ever been disposed of on the said property hereby conveyed.

BEING AND INTENDING to describe the same premises conveyed to the within Mortgagors by Deed dated Sept. 30, 1998, to be recorded herewith.

TITLE TO SAID PREMISES IS VESTED IN Susan J. Warner and Peter J. Ingrassia, by Deed from Eric G. Keir and Suzanne B. Keir, his wife, dated 09/30/1998, recorded 09/30/1998 in Instrument Number 199810197.

Tax Parcel: 35-007.07-056-000-000.

Premises Being: 102 Second Street, a/k/a 102 Blackman Street, Sayre, PA 18840-2342.

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 PHH MORTGAGE CORP. vs. PETER INGRASSIA & SUSAN INGRASSIA.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
October 8, 2012

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