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**Bradford County Law Journal**

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Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

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.

Subscription \$75.00 per annum, \$3.00/individual copies.

**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**

**Boose, Rachel Faye**

Late of Smithfield Township (died December 20, 2013)  
Executor: Leslie Jennings c/o Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840  
Attorney: Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840, (570) 888-9629

**Halstead, Mickey a/k/a Minnie Halstead a/k/a Minnie R. Halstead**

Late of Ridgebury Township (died October 25, 2013)  
Co-Executrices: Kathleen Schrader, 2394 Centerville Road, Gillett, PA 16925 and Patricia Anthony, 14678 Berwick Turnpike, Gillett, PA 16925  
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

**Hauser, Clara U.**

Late of Towanda Borough (died October 31, 2013)  
Administrator DBNCTA: Donn Hauser c/o Niemic, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848  
Attorneys: Niemic, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

**Kimble, Margaret L.**

Late of Wilmot Township (died November 26, 2013)  
Administrator: Elton K. Salsman c/o Niemic, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848  
Attorneys: Niemic, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

**Salisbury, Lois C.**

Late of Smithfield Township (died January 7, 2014)  
Executrix: Gayle L. Burkett, 412 Reber Road, Ulster, PA 18850  
Attorney: Susan E. Hartley, Esquire, 320 South Main Street, Athens, PA 18810

**Wheeler, Loretta**

Late of Bradford County  
Co-Administrators: Daniel Merle Abell, Jr. and Raeanna Abell Brandes c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848  
Attorneys: Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

**SECOND PUBLICATION**

**Renstrom, Anna E.**

Late of Canton Borough (died January 1, 2014)  
Executrix: Penny K. Renstrom, 24 Renstrom Lane, Canton, PA 17724  
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 120 Troy Street, Canton, PA 17724

**Sheridan, Margaret M.**

Late of Smithfield Township (died December 6, 2013)  
Executrix: Patricia M. Sheridan, P.O. Box 4, East Smithfield, PA 18817  
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

**Wilson, Ontalee B. a/k/a Ontalee Barnes Wilson**

Late of Warren Township (died December 21, 2013)

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Executor: Brian Canfield, 3294 Springfield Road, Columbia Cross Roads, PA 16914

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

THIRD PUBLICATION

Harrigan, Amy S.

Late of West Burlington Township, formerly of Athens Borough (died December 28, 2013)

Executrix: Kathleen H. Chabala, 128 St. James Street, Mansfield, PA 16933

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

Stewart, Carleen Pearl

Late of Troy Borough (died December 26, 2013)

Administratrix: Melissa C. Stewart, 2308 Troy Court, Colorado Springs, CO 80918

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

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA CIVIL ACTION—LAW

NO. 2009QT0364

BAUMUNK LUMBER COMPANY, INC.

Plaintiff

vs.

HENRY BECK, Deceased; FREDERICK BEATTS, Deceased; ABRAHAM MARTIN, Deceased; MARIA KNIFFIN, Deceased; HARRIETT ELLSBREE KNIFFIN PRINCE, Deceased; ALFRED PRINCE, Deceased;

ANNA COLAGAN, or ANNA CALAGAN, Deceased; their heirs and assigns and any and all persons claiming any and all right, title or interest in and to the subject premises of 864 acres in Leroy Township, Bradford County, Pennsylvania Defendants

ACTION TO QUIET TITLE

ORDER FOR ENTRY OF DEFAULT JUDGMENT

AND NOW, this 27th day of January, 2014, an Affidavit of service of the Amended Complaint with notice to plead having been filed, and no Answer having been made by Defendants, upon consideration of the motion of Plaintiff pursuant to Pa. R.C.P. No. 1066(a), it is hereby ORDERED that a judgment by default be entered against the Defendants Henry Beck, Deceased; Frederick Beatts, Deceased; Abraham Martin, Deceased; Maria Kniffin, Deceased; Harriett Ellsbree Kniffin Prince, Deceased; Alfred Prince, Deceased; Anna Colagan or Anna Calagan, Deceased; and all of the named decedants' heirs and assigns, and any and all persons claiming any right, title or interest in and to the subject premises of 864 acres, as follows:

a. The Defendants are forever barred from asserting any right, lien, title or interest in the land inconsistent with the interest or claim of the Plaintiff set forth in the Complaint if the Defendants fail to take appropriate action in opposition to the Complaint by way of ejection or exceptions to this order within thirty (30) days from the date of this order;

b. That the Plaintiff is hereafter the owner of the entire 864 acres of land and are the holders in all said right, title, and interest in the subject property;

c. That all clouds against Plaintiff's title to the subject property are hereby extinguished;

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d. That the Plaintiff is the right, title and owner in the subsurface rights of the property and all clouds against the Plaintiff's subsurface rights in the subject property are hereby extinguished, including but not limited to all interest in the oil and gas rights of the subject premises, with the only exception being the previously severed minerals;

e. That the Plaintiff is the owner of the subject premises including the surface and subsurface rights in said property with the exception of the reserved minerals and that the Plaintiff is the owner of all interest in the oil and gas on or below the premises; further that Defendants, or any of them, have no estate or interest whatsoever in or to said lands and premises both surface and subsurface, including the oil and gas with the exception to the previously severed minerals; and

f. If after 30 days there has been no action by any Defendant consistent herewith, then upon Praeceptum of the Plaintiff the Prothonotary shall enter final judgment consistent with this order.

BY THE COURT:  
/s/ Maureen Beirne

Feb. 4

**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, February 26, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

**LEGAL DESCRIPTION**

All that certain lot of land, together with improvements thereon, in Towanda Borough, Bradford County, Pennsylvania, bounded and described as follows:

Beginning at a pin situate in the west line of Fourth Street and marking the southeast corner of lands now or late of Jack L. Rem-

snyder and the northeast corner of the lot herein conveyed; thence along the west line of Fourth Street, South 7 degrees 30 minutes East (erroneously West in previous deed) 185.6 feet to a point in the northerly line of 30 foot wide alley running east and west; thence along the northerly line of said 30 foot wide alley, North 85 degrees 30 minutes West 158.99 feet, crossing a 12 foot wide alley which runs north and south, to a point in the easterly line of lands now or late of John M. Demangone; thence along the westerly line of said 12 foot wide alley and also being along the easterly line of lands now or late of said Demangone and lands now or late of George V. Karschner, North 7 degrees 30 minutes West 190.1 feet to a pin situate in the southerly line of lands now or late of said Remsnyder and marking the northeast corner of lands now or late of said Karschner and the northwest corner of the lot herein conveyed; thence along the southerly line of lands of said Remsnyder, South 82 degrees 30 minutes East 159 feet, recrossing said 12 foot wide alley, to the point and place of beginning.

Being and Intending to described lot nos. 5, 6, 7 and unnumbered lot in Block 4 of Elliott's Addition of Towanda as per map by William Morgan made in 1871 and recorded in Bradford County Deed Book 112 at page 6, together with the 12 foot wide alley as shown on said plot.

Subject, however, to public and private rights in and to said 12 foot wide alley.

The herein Grantor releases and quits unto the herein Grantees, his heirs and assigns, all her right, title and interest, if any, in and to the following described lot or strip of land which adjoins the above described lot on the south:

Beginning at a point in the westerly line of Fourth Street at the southeast corner of the lot first herein described; thence along the westerly line of Fourth Street, extending southerly for a distance of 30 feet to a point

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in the Towanda Borough-Township line; thence along said Borough-Township line in a westerly direction for a distance of 158.99 feet to a pin marking the southeast corner of lands now or late of John M. Demangone; thence along the easterly line of lands of said Demangone in a northerly direction for a distance of 30 feet to the southwest corner of the lot first herein described; thence along the southerly line of the first herein described lot in an easterly direction 158.99 feet to the point and place of beginning.

Being and Intending to describe a portion of a 30 foot wide alley which adjoins the lands described first herein on the south, as shown on Survey No. 2210 made by George K. Jones, County Surveyor, May 3, 1952 and also shown on plot of Elliott's Addition to Towanda, recited above. The lands described herein, which lie within the beds of the 12 foot wide alley and the 30 foot wide alley have not been used nor dedicated as public or private streets or alleys, but on the contrary have been used and occupied as cartilage appurtenant to the dwelling for a period of more than 21 years. Subject however to any rights of third parties in and to said 30 foot wide strip of land.

TITLE TO SAID PREMISES IS VESTED IN Charles A. Giza, Jr., married, by Deed from Bonnie R. Archer, single, dated 10/02/2007, recorded 10/03/2007 in Instrument Number 200711442.

Tax Parcel: 47-086.06-168.

Premises Being: 808 SOUTH 4TH STREET, TOWANDA, PA 18848-1026.

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 FLAGSTAR BANK vs. CHARLES GIZA, JR.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 5, 2014

Feb. 4, 11, 18

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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, February 26, 2014 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 in the Township of Warren, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows.

BEGINNING at a pin for a corner marking the Southwest corner of the parcel of land about to be described, an interior angle of other lands of the Grantors herein and being also in the South edge of Easterly end of the below recited right-of-way, said pin being situate south 04° 20' 02" East 25 feet from the point marking the East end of the below described right-of-way and easement; Proceeding thence through the width of the Easterly end of said right-of-way and along an East line of other lands of the Grantors herein North 04° 20' 02" West 215 feet to a pin for a corner marking the Northwest corner of the within described parcel of land and another interior angle of other lands of the Grantors herein; proceeding thence along a South line of other lands of the Grantors herein North 82° 34' 10" East 395.76 feet to a pin for a corner marking the Northeast corner of the within described parcel of land and another interior angle of other lands of

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the Grantors herein; proceeding thence along a West line of other lands of the Grantors herein south 04° 08' 43" East 222.72 feet through the point marking the center line of the Easterly edge of the extension of the below recited right-of-way as it extends across the herein described parcel of land to a pin marking the Southeast corner of the within described parcel of land, an interior angle of other lands of the Grantors herein and the Southeast corner of the Easterly extension of said right-of-way through the within described parcel of land; proceeding thence along a hedgerow marking a North line of other lands of the Grantors herein and South edge the below recited right-of-way south 83° 40' 56" West 394.68 feet to a pin for a corner, the place of beginning.

CONTAINING 1.98 acres of land, more or less, as per plat of Parcel No. 2 of Survey No. 11318 by George K. Jones and Associates dated July 1995. Said survey was approved as a subdivision by the Bradford County Planning Commission on January 2, 1996 and was recorded in the Office of the Register and Recorder of Bradford County on January 5, 1996 to Map 4935, Drawer 32, Map 73.

BEING KNOWN AS: HC 34 Box 7B n/k/a 233 Roberts Road, Warren Center, PA 18851.

PROPERTY ID NO.: 56-052.00-055-002.

TITLE TO SAID PREMISES IS VESTED IN THOMAS ROBERTS BY DEED FROM THOMAS ROBERTS AND MICHELLE A. ROBERTS, HIS WIFE DATED 06/11/2012 RECORDED 06/15/2012 IN DEED BOOK Instrument #201213614.

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 PNC BANK vs. MICHELLE ROBERTS & THOMAS ROBERTS.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

February 5, 2014

Feb. 4, 11, 18

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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, February 26, 2014 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 Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the row of maple trees on the South side of Towanda Street 413 feet from the Borough line and 120 feet from the Northeast corner of a lot sold to E. W. Cole; thence North 76° 96 feet along line of said trees; thence South 4 3/4° West 178 feet along a street to be opened, fifty feet wide; thence South 76° 40 feet parallel to above first line; thence North 14° West 169 feet parallel to Cole's East line to place of beginning.

CONTAINING 11,492 square feet of land, be the same more or less.

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 the said premises hereby

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conveyed or affecting the same as a matter of record.

Being known as: 112 EAST MAIN STREET n/k/a 360 EAST MAIN STREET, CANTON, PENNSYLVANIA 17724.

Title to said premises is vested in Derrick S. Rieco and Margaret Rieco, his wife by deed from Nickolas A. Pomarico and Kimberly A. Pomarico, his wife dated June 8, 2007 and recorded June 28, 2007 in Deed Instrument #200706902.

PARCEL ID: 15-105.04-220-000-000.

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 NATIONSTAR MORTGAGE vs. DERRICK RIECO & MARGARET RIECO.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
February 5, 2014

Feb. 4, 11, 18