
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.

Subscription \$85.00 per annum.

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

Furlong, John D. a/k/a John Daniel

Furlong

Late of West Burlington Township (died February 11, 2021)

Executrix: Lisa Basta 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

Spencer, Bonita M.

Late of Canton Borough (died March 11, 2021)

Executrix: Elizabeth R. Cole, 667 Troy Street, Canton, PA 17724
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Wiglesworth, Robert F., Jr.

Late of Springfield Township (died March 22, 2021)

Executor: Joseph R. Wiglesworth, 1009 Route 4007, Forksville, PA 18616
Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

SECOND PUBLICATION

Harkness, Arthur E., Sr.

Late of Canton Township (died October 31, 2020)

Executor: Clayton E. Harkness, 5879 Route 414, Canton, PA 17724

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

Poetschan, Centa

Late of Terry Township (died March 5, 2021)

Executor: Max Poetschan 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

Waltz, George Harris a/k/a George H. Waltz

Late of 6007 Ulster Road, Ulster (died January 24, 2021)

Administratrix: Carla F. Waltz, 6007 Ulster Road, Ulster, PA 18850
Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Yale, Evelyn B.

Late of Granville Township (died December 18, 2020)

Executor: Dale A. Yale, 122 Linden Avenue, Montoursville, PA 17754
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

THIRD PUBLICATION

Brown, Betty J.

Late of Springfield Township (died December 27, 2020)

Co-Executors: Kathleen A. Swain and Roger E. Brown 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

Davis, Jacqueline D.

Late of Athens Township (died February 28, 2021)

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Executor: Michael F. Davis c/o Frederick C. Luther, Esquire, Attorney at Law, 441 Broad Street, P.O. Box 31, Waverly, NY 14892

Attorney: Frederick C. Luther, Esquire, Attorney at Law, 441 Broad Street, P.O. Box 31, Waverly, NY 14892

DeRose, Charles Edward

Late of North Towanda Township (died February 14, 2021)

Executrix: Elizabeth Howard, P.O. Box 223, Monroeton, PA 18832

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

Hitchcock, Andrew G.

Late of Herrick Township (died February 12, 2021)

Administratrix: Susan L. Hitchcock, 1211 Willow St., Atwater, CA 95301

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

Kendzior, Walter A., Jr.

Late of Sheshequin Township (died November 22, 2019)

Administrator: Albert C. Ondrey, 1090 West Main Street, Troy, PA 16947

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

Miller, Dawn B.

Late of Troy Borough (died January 9, 2017)

Administratrix: Leslie Ellsworth, 826 Redington Avenue, Troy, PA 16947

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

VanHorn, Charles D.

Late of Canton Borough (died February 13, 2021)

Executor: Michael D. VanHorn, 148 Looking Glass Lane, Canton, PA 17724

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

Ward, Ann

Late of Sheshequin Township (died February 22, 2021)

Executor: Scott E. Ward 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

Yanuzzi, Angelo T.

Late of South Waverly Borough (died February 13, 2021)

Executrix: Nancy Cleff, 3248 Sequoia Drive, Macungie, PA 18062

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

MISCELLANEOUS LEGAL NOTICE

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

NO. 2021FC0080

CUSTODY ACTION

FLORENCE CASSELBURY

Plaintiff

vs.

ANNAMARIE OSTERBUR and
UNKNOWN FATHER

Defendants

ORDER OF COURT

YOU, Annamarie Osterbur and Unknown Father, Defendants, have been sued in court to obtain custody of K.C. (2014).

You are ordered to appear in person at the Bradford County Courthouse, Courtroom #3, on April 27, 2021 at 1:30 p.m. for a preliminary custody conference.

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If you fail to appear as provided by this order, an order for custody, partial custody or visitation may be entered against you or the court may issue a warrant for your arrest.

The parties have previously attended the "Education Program for Separated Parents".

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

AMERICANS WITH
DISABILITIES ACT OF 1990

The Court of Common Pleas of Bradford County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

BY THE COURT:

/s/ Evan S. Williams, III. J.

Apr. 13

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that Acla Golf Enterprises, LLC of 645 Golden Mile Road, Wysox Township, PA 18848 has filed with the Secretary of the Commonwealth of Pennsylvania on or after March 9, 2021, an application for the registration of the fictitious name:

THE GROUSE
TAPROOM AND GRILLE
The principal place of business address is: 645 Golden Mile Road, Wysox Township, PA 18848.
HAGGERTY HINTON &
COSGROVE LLP
Attorneys

Apr. 13

REGISTER'S NOTICE

0815-0255 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF GEORGE J. ADAMIETZ, JR., Executor of the Estate of George J. Adamietz, Sr., Deceased, late of Wyalusing Borough, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 27th day of April, 2021.
Sheila M. Johnson
Register of Wills

April 13, 20

REGISTER'S NOTICE

0819-0080 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF MICHELE FULMER-ARMITAGE, Administratrix of the Estate of Armand R. Ruest, Jr., Deceased, late of Wilmot Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 20th day of April, 2021.
Sheila M. Johnson
Register of Wills

Apr. 6, 13

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

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Wednesday, April 28, 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 Township of Litchfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of Township Road 857 and Township Road 892, said point being the southwestern corner of lands herein reserved; thence North 8 degrees East 596.0 feet to a point in the center line of Township Road No. 892; thence North 6 degrees 45 minutes East 200 feet along the center line of said Township Road No. 892 to a point in the center line of Township Road No. 892, said point being the northwestern corner of lands herein reserved and said point being 126.0 feet from the intersection of Township Road No. 857 and Township Road No. 892; thence South 81 degrees East 371.0 feet to a point, said point being marked by a pin and said point being the northeastern corner of lands herein reserved; thence South 10 degrees 45 minutes West, along a fence line, 340.0 feet to a point, said point being marked by a pin; thence South 81 degrees East 200.0 feet along a fence line to a point marked by a pin; thence South 6 degrees 15 minutes West 470.0 feet through a pole and a pin on the northerly side of Township Road No. 857, to a point in the center line of Township Road No. 857; thence 79 degrees 40 minutes West, 565.0 feet to a point at the intersection of the center line of said Township Road No. 857 and Township Road No. 892, said point being the point and place of beginning.

CONTAINING 8.73 acres of land as shown on survey of property of Devillow Campbell, Litchfield Township, Bradford

County, Pennsylvania, made by George K. Jones dated July 24, 1972 and designated Map No. 8381.

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 conveyed or affecting the same as a matter of record.

BEING KNOWN AS: 51 LURCOCK ROAD f/k/a RR 1, BOX 112-A, SAYRE, PA 18840.

PROPERTY ID: 23-022-00-129.

TITLE TO SAID PREMISES IS VESTED IN CURTIS D. BOYKIN AND VANESSA R. BOYKIN, HUSBAND AND WIFE BY DEED FROM ANDREW J. KAUFFMAN AND SALOMA A. KAUFFMAN, HUSBAND AND WIFE DATED 11/22/2005 RECORDED 02/27/2007 INSTRUMENT # 200702104.

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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATE vs. VANESSA R. BOYKIN & CURTIS D. BOYKIN.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Apr. 7, 2021

Apr. 6, 13, 20