



## 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

##### **Comstock, Ronald E.**

Late of Rome Township (died January 26, 2022)

Administrator: Thomas Comstock, 609 Comstock Rd., Ulster, PA 18850

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

##### **Doepker, Marilyn**

Late of Towanda Borough (died November 8, 2021)

Executor: Paul R. Doepker 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

##### **Ervin, Beverly J.**

Late of 1602 Chamberlain Road, Milan (died January 13, 2022)

Executor: William Ervin, 994 Noble 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

##### **LaFrance, Gerald T.**

Late of Wyalusing

Executrix: Dorothy H. LaFrance, 3736 Robert M. Grissom Pkwy., Apt. 214, Myrtle Beach, SC 29577

Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

##### **Niuman, Sandra L. a/k/a Sandra Louise Niuman**

Late of Wysox Township (died November 24, 2021)

Executor: Thomas E. Niuman, 4138 Irish Ridge Road, Wysox, PA 18854

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

##### **Ogden, Arlene Mae**

Late of Litchfield Township (died November 4, 2021)

Executrix: Sandra Jean Scrivener 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

#### SECOND PUBLICATION

##### **Berry, Richard M.**

Late of South Creek Township, (died April 7, 2021)

Executrix: Pamela Updike, 141 Wilkes Road, Gillett, PA 16925

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

##### **Funk, Robyn A.**

Late of Monroe Township (died May 12, 2021)

Executor: Robert G. Funk, 75-34 Bell Blvd., Bayside, NY 11364

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

##### **Garra, Kathleen S.**

Late of Wysox Township (died February 22, 2022)

Executrix: Julia Ripa c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

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

**Langan, Mary Irene a/k/a Mary I. Langan**

Late of Litchfield Township (died December 3, 2021)

Co-Executors: Mary Hurley, 193 Hummingbird Lane, Sayre, PA 18840 and John Langan, 181 Cass Hill Road, Candor, NY 13743

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

**Repsher, Milton H., Sr. a/k/a Milton H. Repsher**

Late of Tuscarora Township (died February 22, 2022)

Executrix: Crystal A. Hons, 87 Creamery Lane, P.O. Box 32, Stevensville, PA 18845

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

**Twist, Joan L.**

Late of Athens Borough (died February 7, 2022)

Co-Executors: Sharon Matthews, 972 Bourne Mills Road, Ulster, PA 18850, Sheryl Vermilya, 853 Reed Road, Granville Summit, PA 16926 and Terry Twist, 5251 Route 14, Roaring Branch, PA 17765

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

### THIRD PUBLICATION

**Ashby, Thomas J.**

Late of Ulster Township (died October 14, 2021)

Administrator: Aaron B. Ashby, 17852 Berwick Turnpike, Gillett, PA 16925

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

**Johnston, Frederick Amos**

Late of 1569 Front Street, Athens (died March 9, 2022)

Executrix: Patti Urquhart, 425 Chapin Lane, Estes Park, CO 80517

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

**Regn, Henry Marsden a/k/a Henry M. Regn**

Late of Monroe Township (died January 22, 2022)

Executor: Matthew Regn, 257 Strathmore Road, Havertown, PA 19083

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

**Vineski, John G.**

Late of Troy Borough (died January 23, 2022)

Executor: Robert R. Vineski, 355 Paine Street, Troy, PA 16947

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

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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 Wed., Apr. 27, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, situate in the Borough of South Waverly, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of Pennsylvania Avenue at the intersection of Pleasant Street; running thence westerly along the

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center of Pleasant Street two hundred eighty-two (282) feet to a corner; thence southerly on a line parallel with Pennsylvania Avenue ninety-one (91) feet to a corner; thence easterly along a line parallel with said Pleasant Street two hundred eighty-two (282) feet to the center of Pennsylvania Avenue; thence north along said Avenue ninety-one (91) feet to the place of beginning. Comprising Lots Nos. 1 and 2 according to a map filed in the Recorder's Office of Bradford County August 9, 1873.

ALSO ALL THAT CERTAIN lot, piece or parcel of land, lying and being in the Borough of South Waverly, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point located in the centerline of Howard Street, said point being the southwest corner of the other lands of the within Grantees, of which this parcel is to become part and parcel; thence south 68° 13' 49" east a total distance of 282.22 feet through a set pin and a spike set in the west side of a sidewalk located 34.58 feet from the centerline of Pennsylvania Avenue; thence south 19° 48' 32" west a distance of 5.07 feet to a point in the centerline of Pennsylvania Avenue; thence north 69° 46' 28" west through a point located on the west line of the sidewalk and a set pin a total distance of 282.05 feet to a point located in the centerline of Howard Street; thence north 19° 46' 38" east a distance of 12.67 feet to the point and place of beginning.

CONTAINING 2,502.05 square feet, or 0.057 acres.

Pursuant to Joyce Surveying and Map Associates survey dated January 30, 2002 bearing Plan #JS0204C and recorded March 14, 2002 to Bradford County Instrument #200203347, Map 6547, Drawer 41 Map 97.

The foregoing lot was approved in March, 2002 as a minor subdivision under

the terms of the Bradford County Subdivision Ordinance being Bradford County Planning Commission's File No. 2002-032.

BEING the same premises conveyed by Paulette Steele to Steven Q. Onofre, by deed dated November 7, 2016 and recorded on November 9, 2016 in the Recorder of Deeds Office of Bradford County at Instrument Number 201614545.

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 C & N BANK vs. STEVEN Q. ONOFRE.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Apr. 6, 2022

Apr. 5, 12, 19

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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 Wed., Apr. 27, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL CERTAIN PIECE or parcel of land situate in the Township of Sheshequin, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin driven in the ground on the line between lands of the Franklin Blackman Estate, formerly, now of Donald Nickerson, and Paul W. Schmeckenbecher, *et ux* at a point where the said line

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intersects the northeast line of lot conveyed by former grantors to Ross Bacon, now other lands of Paul W. Schmeckenbecher *et ux*, extended in the northerly direction; thence along lands of Paul W. Schmeckenbecher, being an alley or lane ten feet wide, south fifty-nine degrees east one hundred thirty six feet to a stake; thence south thirty one degrees west one hundred forty six and four tenths feet more or less along the northwestern side of a seventy foot lot of Russell Conrad between the said Bacon lot and the lot hereby conveyed to the Susquehanna river at low water mark; thence south seventy nine degrees thirty one minutes west along said low water mark seventy three and thirty eight one hundredths feet; thence along lands of Paul W. Schmeckenbecher north thirty one degrees east one hundred twenty seven and four tenths feet more or less to a stake; thence north sixty five degrees fifty two minutes west one hundred forty and two tenths feet along said Schmeckenbecher land to a stake; thence north sixty five degrees forty minutes east one hundred two and one half feet along lands of said Franklin Blackman Estate to the place of beginning, containing seventeen thousand five hundred fifty three and sixty one hundredths (17,653.61) square feet more or less.

BEING THE SAME PREMISES which Clayton E. Bump, Jr. and Julie J. Bump, Husband and Wife, by Deed dated May 2, 2006 and recorded on May 8, 2006, in the Bradford County Recorder of Deeds Office at Deed Book Volume 200605330, granted and conveyed unto Julie J. Bump.

Being Known as 127 Wallyworld Lane, Towanda, PA 18848.

Parcel I.D. No. 38-073-00-200-000.

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 SELECT PORTFOLIO SERVING, INC. v. JULIE J. BUMP.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Apr. 6, 2022

April 5, 12, 19

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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 Wed., Apr. 27, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

Parcel No. 53-068.00-219-000-000.

ALL those certain lots, pieces and parcels of land situate, lying and being in the Township of Troy, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

#### TRACT NO. 1

On the north side of what is known as the Troy-Fallbrook Road; on the East by lands of Frank C. Roberts, now or formerly; on the North and West by lands of George E. Kinch, now or formerly; on the South by the center of the so called Troy-Fallbrook public highway, being 110 feet from the center of the highway on the east side along lands of the said Frank C. Roberts, now or formerly; on the North 100 feet to the said public highway, post being driven marking said corner; on the South by the said highway 64 feet. CONTAINING 8,610 square feet of land, by the same more or less.

Being the same lands conveyed by Rexford R. Soper, Administrator CTA of the Estate of Thomas Dobbins (recorded as Thomas Dobbins Estate) to Charles W. and Agnes A. Wood by deed dated June 12, 1940

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and recorded August 15, 1940 in Bradford County Deed Book 406 at Page 255.

### TRACT NO. 2

Beginning at a point in the center of Fallbrook Road where lands of Charles Wood et ux join with the land of William H. and Gertude H. Putnam, now or formerly; thence in a northerly direction along lands of Charles Wood et ux, now or formerly, 100 feet to a corner; thence in a westerly direction, through lands of Putnam, now or formerly 100 feet to a corner; thence in a southerly direction through lands of Putnam, now or formerly, 75 feet to a point in the center of the aforesaid road; thence in an easterly direction along the center of said road 100 feet to the place of beginning.

Being the same lands conveyed by Barbara J. Wilber, attorney in fact for Agnes A. Wood, widow to John S. Camp by deed September 23, 2005 and recorded October 4, 2005 in Bradford County Instrument Number 200511453.

Premises Being: 5819 FALLBROOK RD., Troy, PA 16947.

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. v. JOHN S. CAMP.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Apr. 6, 2022

Apr. 5, 12, 19

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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 Wed., Apr. 27, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain parcels of in New Albany Borough, Bradford County, Pennsylvania, bounded and described as follows:

Parcel No. 1: Tax Parcel No. 26-134.02-058-000-000.

BEGINNING at an iron pin at the side of Front Street, said iron pin being the most northeasterly point of lot herein described and also being the southeasterly corner of other lands now or formerly owned by Lee R. and Doris M. Simons; thence from said point of beginning South 03° 33' 01" West 165.05 feet to an iron pin corner at the side of Front Street, being the most southwesterly corner of lot herein described; thence along the lands now or formerly of Floyd Woodruff, being partly along an old fence line, North 86° 26' 59" West 360.00 feet to a point in an existing alley; thence North 61° 40' 23" East 217.86 feet to an iron pin; thence North 03° 33' 01" East 50.00 feet to an iron pin at the side of Lawrence Street; thence along lands now or formerly Leland Estelle South 86° 26' 59" East 75.00 feet to a tree on corner, an iron pin is situated and being 1.8 feet off corner; thence along lands now or formerly of Lee R. and Doris M. Simons South 86° 26' 59" East 100.00 feet to an iron pin at the side of Front Street, being the point and place of beginning.

Containing 0.91 acre of land as surveyed by George K. Jones and Associates, on map dated January 1988 and revised 29 March 1988. Parcel No. 2: Tax

Parcel No. 26-134.01-102-000-000.

BEGINNING at an iron pin on Front Street at the northeast corner of other lands of Lee R. and Doris M. Simons; thence running along other lands now or formerly of Lee R. and Doris M. Simons North 86° 26' 59" West 100 feet to a tree on corner, pin being 1.8 feet off corner; thence running

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along lands now or formerly of Leland Estelle, being parallel to Front Street, North 03° 33' 01" East 21.2 feet to an iron pin corner, still in line of lands now or formerly of Leland Estelle; thence running along lands now or formerly of Leland Estelle South 86° 26' 59" East 100.00 feet to an iron pin corner on Front Street; thence running along Front Street South 03° 33' 01" West 21.2 feet to an iron in on Front Street, being the point and place of beginning.

Containing 0.05 acre as surveyed by George K. Jones & Associates on map dated January 1988 and revised 29 March 1988, being Map No. 10230.

Parcel No. 3: Tax Parcel No. 26-134.02-057.

BEGINNING at the southeast corner of lands now or formerly of S. D. Sterigeres, and in the center line of Front Street; thence along the line of lands now or formerly of S. D. Sterigeres South 79° West to the line of lands now or formerly H. J. Ladd, and now or formerly of Ahira Estell; thence along said lands now or formerly of Estell to a corner; thence on a line parallel to said first described line to the center of Front Street; thence along center of Front Street 70 feet to the point and place of beginning.

Containing one-half acre of land, more or less.

PARCEL NO. 3 BEING the same premises conveyed to John J. Flynn and Marianne J. Flynn, his wife, by deed of Kathryn L. Morris, single, dated 24 September 2007 and recorded 4 October 2007 as Bradford County Instrument No. 200711521.

GRANTORS GRANT AND CONVEY to the Grantee, his heirs and/or assigns all of their right, title and interest in and to all oil, gas and mineral rights for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other

minerals, and storing, handling, transporting and marketing the same therefrom with the rights to remove from said lands all of the Grantee property and improvements.

Further, the Grantors grant and convey to the Grantee, his heirs and/or assigns all their right, title and interest now existing in any oil, gas and or mineral lease of record heretofore executed and that the Grantee, his heirs and/or assigns, shall receive all interest to all future leases including but not limited to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof. This shall include an Oil & Gas Lease between John J. Flynn and Marianne J. Flynn, husband and wife, to Chesapeake Appalachia, LLC, dated 13 November 2008, a memorandum of which is recorded as Bradford County Instrument No. 200903050.

PARCELS NO. 1, 2 AND 3 BEING the same premises conveyed to Christopher C. Allen, married by John J. Flynn and Marianne J. Flynn, his wife by Deed to be recorded immediately prior hereto.

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 CITIZENS & NORTHERN BANK VS. CHRISTOPHER C. ALLEN & ANNA M. ALLEN.

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

Apr. 6, 202

Apr. 5, 12, 19