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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.

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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

##### **Craig, Bruce**

Late of Sayre Borough (died January 4, 2013)

Executrix: Elizabeth Hughes, 4 Winthrop Road, Port Washington, NY 11050  
Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

##### **Dodge, Loren Z., Jr. a/k/a Loren Z. Dodge**

Late of Springfield Township (died March 26, 2013)

Executrix: Lori A. Seymour, 296 Dodge Road, Columbia Cross Roads, PA 16914  
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Lenox, Shirley A.**

Late of Ulster Township (died March 16, 2013)

Executor: Gary E. Lenox c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848  
Attorneys: Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

##### **Regan, Millie a/k/a Millie Patsy Regan**

Late of Athens Township (died April 11, 2013)

Executors: Maureen Evanski and William Regan 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

##### **Watkins, Shirley L. a/k/a Shirley Ruth Lane Watkins**

Late of Ulster

Executrix: Kathy L. Bailey, P.O. Box 442, Savona, NY 14879

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, P.O. Box 3, Williamsport, PA 17703

#### SECOND PUBLICATION

##### **Triggs, Barbara**

Late of Athens Borough (died April 18, 2013)

Executor: Patrick J. Barrett, III 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

#### THIRD PUBLICATION

##### **Adams, Jean C.**

Late of Athens Borough (died April 5, 2013)

Executor: Gayle L. Adams c/o Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840  
Attorney: Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

##### **Ball, Michael**

Late of Athens Township (died April 17, 2013)

Executrix: Susan Seck, 2312 Riverside Drive, Sayre, PA 18840

Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

##### **Hopkins, Phyllis L.**

Late of Athens Borough (died April 5, 2013)

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Co-Executors: Ralph Hopkins, III and Jonathan P. Foster, Jr. c/o Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840  
Attorney: Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

### **McSparron, Faith L.**

Late of Sayre Borough (died April 10, 2013)  
Administrator: Richard W. McSparron, 3937 Sailboat Landing #718, Virginia Beach, VA 23452  
Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

### **Mosier, Grace U.**

Late of Standing Stone Township (died February 27, 2013)  
Administrator: Ray W. Mosier 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

### **Spencer, Marjorie M.**

Late of Albany Township (died July 2, 2011)  
Executors: Michelle McMahon and Douglas R. Sterner c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848  
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

### **NOTICE OF INCORPORATION**

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about April 26, 2013 for:

WENGER WELL  
SERVICES OF ND, INC.  
1275 Berrytown Road, Gillett, PA 16925.

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988 as amended.

May 14

### **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, May 29, 2013 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 in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the Northerly line of Edward Street, marked by an iron pin, at the Southeast corner of land of Guy May, formerly or now, running thence North 3 degrees 30 minutes West along the East line of said May land, 95 feet to a point, marked by an iron pin, in the South line of land of E. J. Winters; running thence North 86 degrees 13 minutes East along the South lines of lands of said E. J. Winters, Fred Sumner and Donald White, 89.2 feet to a point, marked by an iron pin, in the Northerly line of said Edward Street; running thence on a curving line Southwesterly along the Northerly line of said Edward Street, 130 feet to the place of beginning.

Being all of Lot No. 6 and a 10 foot strip from the Easterly side of Lot No. 5 of the 'Hill Plot', as recorded in Bradford County Book of Maps at page 73.

TITLE TO SAID PREMISES VESTED IN Donald W. Hilty, II and Kimberly M. Hilty, his wife, by Deed from Wayne R. Harding and Julie A. Harding, his wife, dated 08/24/2006, recorded 09/01/2006 in Instrument Number 200611153.

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Premises being: 116 EDWARD STREET, ATHENS, PA 18810-1630.

Tax Parcel No. 05-020.11-207-000-000.

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 WELLS FARGO BANK vs. DONALD HILTY & KIMBERLY HILTY.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
May 8, 2013

May 7, 14, 21

**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, May 29, 2013 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 Ulster, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by lands of John J. Layman formerly, now of Wanda Gloskler; ON the East by lands of Doletta McHenry Simpson, now by J. Gordon Anthony et ux; ON the South by the public highway; and ON the West by lands of James Allen.

TITLE TO SAID PREMISES VESTED IN Shannon L. Searfoss, single and Richard E. Kalinowski, II, single, as joint tenants with right of survivorship, by Deed from Valerie Raupers, single, dated 04/24/2008, recorded 04/29/2008 in Instrument Number 200805189.

Premises being: 208 SMITHFIELD ROAD, RR 2 BOX 293R aka 7663 ULSTER ROAD, ULSTER, PA 18850.

Tax Parcel No. 55-060.03-073-000-000.

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 CITIFINANCIAL SERVICES vs. RICHARD E. KALINOWSKI, II & SHANNON SEARFOSS.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
May 8, 2013

May 7, 14, 21

**SHERIFF’S SALE**

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Exhibit “A”

**LEGAL DESCRIPTION**

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

Lot No. 1:

Commencing at a point marking the southwest corner of a parcel conveyed in December, 1966 by Sophia Delores McArdele to Bernard L. Winiecki and running thence 09 degrees 40 minutes West, 487.75 feet to an iron pin; thence North 86 degrees West 70 feet to an iron pin; thence South 09 degrees 40 minutes East 487.75 feet to a point marking the southwest corner of the

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parcel previously conveyed by Sophia De-  
lores McArdle to Bernard L. Winiecki and  
Veronica F. Winiecki; thence South 86 de-  
grees East 70 feet to the place of beginning.  
Since the deed in the chain of title dated  
December 1966, (see Deed Book 580 at Page  
863) two of the courses and distances have  
been erroneously omitted from the descrip-  
tion of this lot. The description corrects said  
omission.

Containing approximately 0.782 acres  
of land.

Also granting to the party of the second  
part, on easement and right to use a roadway  
along the east portion of McArdle's prop-  
erty, running from Township Road No. 759  
into McArdle's property; and also for party  
of the second part to use the present road  
running east and west across the McArdle's  
property in the vicinity of the well site for  
the purpose of ingress and egress to the  
parcel hereby conveyed to the party of the  
second part.

Lot No. 2:

Beginning at a pin set in the northeast  
corner of the lands herein described said  
point being the northwesternmost corner of  
lands conveyed by Larry Finnerty, et ux., to  
Phillip Gush by deed dated September 29,  
1989 and recorded in Bradford County Deed  
Book 130 at Page 707. Thence, along line  
of land now or formerly of Janet M. Davis,  
South 09 degrees 27 minutes 39 seconds  
West 488.24 feet to a pin, the southernmost  
point of the land herein described and the  
southwesternmost corner of the land now or  
formerly of Janet M. Davis; thence along  
line of lands now or formerly of David A.  
Westlake, et us., North 05 degrees 47 min-  
utes 53 seconds West, 431.86 feet to a pin;  
thence North 67 degrees 15 minutes East  
134.33 feet along line of lands now or for-  
merly of David A. Westlake and touching a  
certain private roadway of access, 134.33  
feet to a pin, the place of beginning.

Containing 27,745.85 square feet, or .636  
acres, more or less.

Being and intending to described a tri-  
angle piece of land identified as Lot No. 2  
on the survey of lands of Sophia McArdle  
Estate by John W. Ward, Registered Sur-  
veyor, Canton, Pennsylvania, Surveyor No.  
22843-E and being Map No. W-17 dated  
August 24, 1989.

Together with a certain right of way to  
be used by the grantees here, their heirs and  
assigns, in common with former grantors,  
their heirs and assigns, the same being 50  
feet in width and the centerline being as  
follows:

Beginning at a point on the centerline of  
Township Road No. T-759, approximately  
100 feet westerly of the northeasternmost  
corner of lands now or formerly of Phillip  
Gush; thence following the existing drive-  
way, South 33 degrees 52 minute 05 seconds  
East 85 feet; thence South 36 degrees 47  
minutes 41 seconds West 94.0 feet; thence  
South 11 degrees 53 minutes 51 seconds  
West 37.4 feet; thence South 04 minutes 32  
minutes 24 seconds East 54.3 feet; thence  
South 34 degrees 23 minutes 49 seconds East  
120.99 feet to a point on the northernmost  
boundary line of land of former grantee as  
conveyed by Larry D. Finnerty, et ux.

Being and intending to described a cer-  
tain right of way depicted on the survey of  
land of Sophia McArdle Estate by John W.  
Ward, Registered Surveyor, and being Map  
No. W-17 dated 24 August 1989.

Being the same premises which Ronda  
J. Bouse, single, by deed dated March 1,  
2011 and recorded March 2, 2011 in and for  
Bradford County, Pennsylvania, Instrument  
#201105904, granted and conveyed unto  
Nathan J. Kerr, 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

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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 vs. NATHAN KERR.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 8, 2013

May 7, 14, 21

**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, May 29, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

The land referred to in this policy is situated in the STATE OF PENNSYLVANIA, COUNTY OF BRADFORD, TOWNSHIP OF WARREN, and described as follows:

ALL THAT CERTAIN parcel of ground situate in the Township of Warren, Bradford County, Commonwealth of Pennsylvania, as more fully described in Deed Instrument #200202278, ID# 56-038.00-082-001, being known as designated as:

BEGINNING at a point in the center of State Route 699 said point of beginning being on the common division line of Lot 16 and 17; thence leaving the center of State Route No. 699 and along the common division line of Lot 16 and Lot 17; North 24 degrees 32' East 873.61 feet to an iron pin set on the common division line of Lot 15 and Lot 17; thence along the common division line of Lot 15 and 17; South 82 degrees 45' East 350 feet to an iron pin set on the common division line of Lot 17 and Lot 18; thence along the common division line of Lot 17 and Lot 18; South 14 degrees 16' West 1,109.69 feet to a point in the center of

State Route No. 699; thence along the center of State Route No. 699 the following two courses and distances (1) North 52 degrees 58' West 200.06 feet to a point (2) North 51 degrees 48' West 350 feet to the point of beginning.

APN:56-038.00-082-001-000.

TAX PARCEL #: 56-038-00-082-001-000.

BEING KNOWN AS: 590 Warren Center Road, Warren Center, PA 18851.

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 vs. SCOTT BOND, SUSAN BOND, ROBERT GEARY & ROBERT GEARY—Executor of the Estate of Christine Geary, deceased.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 8, 2013

May 7, 14, 21

**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, May 29, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Standing Stone, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the common intersecting point of lands of Michael McKilligan

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and Richard Stevens, now or formerly, the centerline of Township Rt. 602, and the northeast corner of the herein described parcel; thence proceeding along the centerline of Township Rt. 602 the following two courses and distances: (1) South 06 degrees 14' 07" West 168.79 feet to a point and (2) South 09 degrees 47' 15" West 70.63 feet to a point marking the southeast corner of the herein described lot; thence leaving said centerline and proceeding through lands of the grantor herein the following two courses and distances: (1) North 63 degrees 29' 21" West 252.12 feet to a point marking the southwest corner of the herein described lot no (2) North 16 degrees 47' 40" East 347.92 feet crossing the Claverack Electric service line to a set pin marking the northwest corner of the herein described lot; thence proceeding along lands of Michael McKillingan and Richard Stevens, now or formerly, and along a hedgerow and fence, South 36 degrees 44' 13" East 259.84 feet through a set pin to the point and place of beginning.

BEING KNOWN AS: RR2 Box 60A  
Tamarack Road, Wysox, PA 18854.

PROPERTY ID NO.: 43-088.00-121-002.

TITLE TO SAID PREMISES IS VESTED IN Thomas Stroud and Olivia Stroud, husband and wife BY DEED FROM Frederick L. Hunt and Roberta I. Hunt, his wife DATED 06/25/2003 RECORDED 07/17/2003 IN DEED BOOK Instrument Number: 200310530.

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 DEUTSCHE BANK vs. OLIVIA STROUD, THOMAS STROUD.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 8, 2013

May 7, 14, 21