
Bradford County Law Journal

Copyright © 2021, Bradford County Bar Association

Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 E-mail prepress@clareprint.com

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

Bacorn, Gary Alan

Late of Overton Township (died April 1, 2021)

Co-Administrators: Christine Jayne and Gary Alan Bacorn, Jr. c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

SECOND PUBLICATION

Bailey, Thomas F. a/k/a Thomas Francis Bailey

Late of Towanda Township (died October 19, 2020)

Co-Executors: Hazel Hunt and Ron Hunt 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

Bellows, Larry K.

Late of Leroy Township (died March 12, 2021)

Executor: Adam K. Bellows, 9909 Rt. 14, Canton, PA 17724

Attorneys: Gary L. Black, Esquire, Lepley, Engelman, Yaw & Wilk, LLC, 238 Troy Street, P.O. Box 127, Canton, PA 17724

Chubb, Merriman W. a/k/a Wendell Chubb a/k/a M. Wendell Chubb

Late of Troy Township (died April 22, 2021)

Executrix: Deborah M. Chubb, 19061 Peale Ln., Leesburg, VA 29175

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

Ferro, Louis E. a/k/a Louis Gene Ferro a/k/a Louis Eugene Ferro a/k/a L. Eugene Ferro

Late of 1355 Ammerman Road, Athens (died April 11, 2021)

Executrix: Laura F. Pingatore, 36058 Overlook Place, Selbyville, DE 19975

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Fisk, Wendell C. a/k/a Wendell Clyde Fisk a/k/a Wendell Fisk

Late of North Towanda Township (died March 17, 2021)

Executrix: Wendy Cain, 115 Mount Zion Road, Dillsburg, PA 17019

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

Wagner, Joseph G., Jr.

Late of Warren Township (died April 5, 2021)

Executrix: Joann M. Foust, 411 Wagner Road, Rome, PA 18837

Attorneys: Law Office of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

THIRD PUBLICATION

Cole, Marolyn C.

Late of Sayre Borough (died December 5, 2020)

Executor: Brian Cole 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

BRADFORD COUNTY LAW JOURNAL

MISCELLANEOUS LEGAL
NOTICE

IN THE COURT OF COMMON
PLEAS OF BRADFORD
COUNTY, PENNSYLVANIA

DOCKET NO. 2020 FC 0224

CUSTODY ACTION

Vera P. Torres

vs.

Maria Bravo, Tatiana Mariano
and Terry Torres

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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

CARRIE L. DONALD, ESQUIRE
226 Desmond Street
Sayre, PA 18840
(570) 882-8683

June 15

TERMINATION OF
PARENTAL RIGHTS

NOTICE

TO: Marshall Fields, II

A petition has been filed asking the court to put an end to all rights you have to your child, M.L.F., born in 2008. The court has set a hearing to consider ending your rights to your child. That hearing will be held on July 27, 2021 at 10:00 a.m. o'clock, in Courtroom No. 2 at the Bradford County Courthouse, Towanda, Pennsylvania (by advanced communication as follows—You may join the Zoom meeting on the scheduled date and time by video/audio (preferred) or by audio only (if necessary). Meeting ID: 839 8825 9877; Meeting Password: 428150. To join by audio only, dial toll-free 888-788-0099 and entering the meeting ID and password). You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. 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

NOTICE REQUIRED BY
ACT 101 OF 2010
23 Pa. C.S. §§2731-2742

You have an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if

BRADFORD COUNTY LAW JOURNAL

all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. You will please note that an important aspect of this is that it must be agreed to by all parties and that no one is obligated to enter into a post-adoption contact agreement of any sort. It is only when parties agree to post-adoption contact that such a voluntary post-adoption contract can be created.

A birth relative is defined only as a parent, grandparent, stepparent, sibling, uncle or aunt of the child's birth family, whether the relationship is by blood, marriage or adoption.

This voluntary agreement may allow you to have continuing contact or communication, including, but not limited to:

Letters and/or e-mails;

Photos and/or videos;

Telephone calls and/or text messages; or

Supervised or unsupervised visits.

J. WESLEY KOCSIS, ESQUIRE

Attorney for Petitioners
180 North Elmira Street
Athens, PA 18810
(570) 888-7709

June 8, 15, 22

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, June 30, 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 Borough of Sayre, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stake in the South line of Lincoln Street at the northwest corner of

Lot No. 17; thence by the west line of lots Nos. 17 and 18 southerly one hundred (100) feet to the northeast corner of lot No. 25; thence by the north line of said lot No. 25 N 81° W forty (40) feet to a point and corner; thence northerly and parallel with the west line of lots Nos. 17 and 18 one hundred (100) feet to a stake in the south line of Lincoln Street; thence by the south line of Lincoln Street S 81° E forty (40) feet to the place of beginning. And being parts of lot Nos. 16 and 19 on the Vanderbilt Plot as recorded in the Bradford County Book of Maps page 13.

BEING the same premises conveyed to Lisa Learn by Diane M. Arnold, by Deed dated August 26, 2002, and recorded August 27, 2002, at Bradford County Instrument Number 200211046.

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

Parcel No.: 33-020.22-105-000-000.

Property Address: 97 Lincoln Street, Sayre, PA 18840.

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

BRADFORD COUNTY LAW JOURNAL

exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of PS BANK, FORMERLY KNOWN AS PEOPLES STATE BANK OF WY-ALUSING vs. LISA R. LEARN.
Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
June 9, 2021

June 8, 15, 22

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, June 30, 2021 at 10:00 o’clock in the forenoon the following described property to wit:

ALL THAT CERTAIN LOT, piece or parcel of land situate and being in the BOROUGH OF ATHENS, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as followed:

BEGINNING at a point in the South line of Hugh Street at the Northeast corner of lands formerly of Elmira Voorhis; thence Southerly along the East line of said lands 140.8 feet to a corner; thence Easterly on a line parallel with the South line of Hugh Street 50 feet to a corner; thence Northerly on a line parallel with the East line of lands

owned now or formerly by Elmira Voorhis, 140.8 feet to the South line of Hugh Street; thence Westerly along said South line of Hugh Street 50 feet to the place of beginning.

AND ALSO, 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 reflecting the same as a matter of record.

PARCEL # 07-020.15-015.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 209 Hugh Street, Athens, PA 18810.

BEING THE SAME PREMISES which Erin Covey by Deed dated May 3, 2007 and recorded May 8, 2007 in the Office of the Recorder of Deeds in and for the County of Bradford, Pennsylvania under Instrument Number 200704789 granted and conveyed unto Brian W. Rohrbaugh, Sr., single in fee.

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, LLC vs. BRIAN W. ROHRBAUGH, SR.
Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
June 9, 2021

June 8, 15, 22