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Bradford County Law Journal

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Published every Tuesday by

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 \$85.00 per annum.

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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

##### **Barrett, Wayne J.**

Late of 802 Barrett Hill Road, Troy (died September 2, 2014)

Administrator: Todd Barrett, 5591 Route 514, Granville Summit, PA 16926

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

##### **Dickerson, Dakota Scott Wade**

Late of Ridgebury Township (died August 2, 2015)

Administrator: Walter Dickerson, Jr., 1173 Green Mountain Road, Gillett, PA 16925

Attorneys: Richard D. Sheetz, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

#### THIRD PUBLICATION

##### **Borel, Anne C.**

Late of Tuscarora Township (died June 14, 2016)

Executrix: Mary Anne Zaner, 1671 Spring Hill Road, Laceyville, PA 18623

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

##### **Elliott, Patricia F. a/k/a Patricia L. Falsey Elliott**

Late of Asylum Township (died June 29, 2016)

Executor: Lewis D. Elliott, 1268 Woodside Rd., Towanda, PA 18848

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

##### **Rosengrant, Robert H.**

Late of Wilmot Township (died May 10, 2016)

Executrix: Susan Saxer, 34 Jazmine Ln., Wyalusing, PA 18853

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

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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, August 31, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL THOSE CERTAIN, lots, pieces or parcels of land, lying and being situate in the Borough of Sayre, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the west line of East Street 250 feet Southerly from its intersection with the South line of Lockhart Street (formerly Sayre Avenue); thence Westerly at right angles to East Street 150 feet to a corner; thence Southerly parallel with said East Street 50 feet to a corner; thence Easterly at right angles to said East Street 150 feet to a corner in the west line of said East Street; thence Northerly along the West line of East Street 50 feet to the place of beginning.

In accordance with a survey map prepared by George K. Jones & Associates Surveyors on May 12, 1993, Map #8593 a more detailed description is as follows:

BEGINNING at a point in the West line of East Street, said point being South 15° 50'

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West a distance of 250 feet along East Street and the Southerly line of the intersection of East Street and Lockhart Street; thence South 13° 50' West a distance of 50 feet to a pin; thence North 76° 07' 34" West 150 feet to a pin; thence North 13° 50' East a distance of 50 feet to a pin; thence South 76° 07' 34" East a distance of 150 feet to the point and place of beginning.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways and public utilities which may be over and across the same, whether recorded or not as well as as all easements or rights-of-way visible upon the said premises hereby conveyed or affect the same as matter of record.

Being known as: 110 SOUTH EAST STREET, SAYRE, PENNSYLVANIA 18840.

Title to said premises is vested in Dorothy D. Radford by deed from William Beadle and Casey Carson-Beadle dated July 14, 2006 and recorded July 18, 2006 in Instrument Number 200608530. The said Dorothy D. Radford died on March 28, 2015 thereby vesting title in Wayne B. Radford, Kathy L. Yanes, Ronald G. Radford, David Radford, Unknown Surviving Heirs of Dorothy D. Radford.

PARCEL ID: 37-020.21-071.

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 REVERSE MORTGAGE vs. WAYNE RADFORD.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Aug. 10, 2016

Aug. 9, 16, 23

## 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, August 31, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

### LEGAL DESCRIPTION

4490 Milan Road, Milan, PA 18831  
39-046.00-145-000-000

ALL those two (2) certain lots, pieces or parcels of land, lying and being situate in the Township of Smithfield, Bradford County, and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at a point in the center line of State Highway No. 08054, said point being the northerly corner of the Lot about to be described; running thence South 32° 31' East a distance of 317.25 feet to a pin; running thence South 56° 30' West a distance of 139.76 feet to a point for a corner; running thence North 32° 31' West a distance of 311.14 feet to a point in the center of State Highway No. 08054 for a corner; running thence along said center line North 54° East a distance of 140 feet to the point and place of BEGINNING.

BEING a parcel of land containing 1.0 acres, and being Lot No. 1 in accordance with a survey of George K. Jones and Associates, Surveyors, dated November 24, 1987, and being Survey No. 8099-B.

LOT NO. 2: BEGINNING at a point in the center line of State Highway No. 08054, said point being lands now or formerly of Edward G. Shaw and Naomi Shaw with the lands now or formerly of Larry Cole, and lands now or formerly of Robert Thurston; running thence through a pin South 26° 45' 15" East a distance of 266.72 feet to a pin for a corner; running thence along a row of trees, North 47° 29' 52" East a distance of 327.86 feet to a point for a corner; running thence through a found pin and along the remains

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of a meandering fence, South 22° 03' 39" East a distance of 1,085.4 feet to a found pin for a corner; running thence South 56° 19' 45" West a distance of 350 feet to a pin for a corner; running thence along a blazed and painted line North 58° 09' 51" West a distance of 1,030.95 feet to a point for corner; running thence North 56° 30' East 139.76 feet to a pin for a corner; running thence North 32° 31' West 317.25 feet through a pin to a point in the center line of State Highway No. 08054 for a corner; running thence along said center line North 54 degrees East 558.31 feet to the point and place of BEGINNING.

BEING a parcel of land containing 19 acres more or less, and being Lot 2 in accordance with a survey by George K. Jones and Associates, Surveyors, dated November 24, 1987 and being Survey No. 8099-B.

The above described properties having been subdivided was approved by the Bradford County Planning Commission on February 22, 1988 to File No. 88-019, and said map #2926, dated February 22, 1998 and recorded in Bradford County Record Book 77, Page 975 on February 22, 1988, and is located in Drawer 18, Map 36.

EXCEPTING AND RESERVING all of the oil, gas and other minerals in and under and that may be produced from the within described lands; a mineral deed from Elizabeth A. Smith to Theodore R. Smith, Jr. conveying same reflects this exclusion.

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. ELIZABETH SMITH.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Aug. 10, 2016

Aug. 9, 16, 23

## 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, August 31, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

### LEGAL DESCRIPTION

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

#### LOT NO. 1:

BEGINNING at an iron pin on the inside of the sidewalk on the south side of Elmira Street, said iron pin marking the northeast corner of the lot herein described; thence South 37 degrees East 148.8 feet along land, now or formerly, Dimmis E. Wilson, to an iron pin; thence South 42 degrees 30 minutes West 48 feet along land, now or formerly, of O. W. and F. Louise Rockwell, to an iron pin; thence North 43 degrees 22 minutes West 158.5 feet along Lot No. 2 to an iron pin; thence North 53 degrees East 68 feet to the place of beginning, including land lying North of the before described lot to the center of Elmira Street.

EXCEPTING AND RESERVING from the above described lot a right of way over the eastern portion of the above described lot, said right-of-way being 10 feet in width and extending from Elmira Street to the rear of the house located on other land of, now or formerly, Dimmis E. Wilson lying east of the above described lot.

#### LOT NO. 2:

BEGINNING at an iron pin on the inside of the sidewalk on the south side of Elmira Street, said iron pin marking the northeast corner of the lot herein described; thence South 53 degrees West one (1) foot to an iron

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pin; thence South 39 degrees 18 minutes East 75 feet along land, now or formerly, of O. W. and F. Louise Rockwell to an iron pin; thence South 50 degrees East 34.3 feet along land, now or formerly of O. W. Rockwell and F. Louise Rockwell to an iron pin; thence North 43 degrees 22 minutes West 158.5 feet along Lot No. 1 to the place of beginning, including land lying north of the before described lot to the center of Elmira Street.

Having on the above described land a frame dwelling house and garage.

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.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Benson, by Deed from Stephen J. Skinner and Julie A. Skinner, his wife, dated 01/05/2000, recorded 01/10/2000 in Instrument Number 200000213.

Tax Parcel: 5206801093000000.

Premises Being: 405 Elmira Street, 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 PHH MORTGAGE COMPANY vs. ROBERT BENSON, UNKNOWN HEIRS TO PATRICIA BENSON.  
Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Aug. 10, 2016

### 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, August 31, 2016 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 and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point thirty three feet North of the South line of the Lockwood Estate, now or formerly, near a large oak tree, on the West side of the public highway leading from Athens through the Village of Ulster, thence along the West side of the said highway in a Northerly direction ninety three feet to a point on a stone; thence in a Westerly direction parallel with the South line of said Lockwood Estate, now or formerly along lands of Effie Bartholomew Estate, now or formerly, about two hundred ten feet to a stake or stone; thence in a Southerly direction along lands of the George Bartholomew Estate, now or formerly, about ninety feet to a point in the North side of Cash Creek Road; thence in an Easterly direction, parallel with the South line of the said Lockwood Estate, now or formerly, about two hundred thirty feet to the place of beginning, be the same more or less.

BEING the same premises conveyed to Judith K. Moss by deed of Judith K. Moss, Executrix of the Estate of Charles W. Mauger, dated October 29, 1993 and recorded November 3, 1993 in Bradford County Record Book 271 at Page 584.

UNDER and SUBJECT to the ultimate width of right of way of any public highways, roads or streets, all public utility rights of

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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: 24123 ROUTE 220 a/k/a RR 2 BOX 378, ULSTER, PENNSYLVANIA 18850.

Title to said premises is vested in Julia Burger by deed from Vern Moss and Judith K. Moss, his wife dated October 25, 2001 and recorded November 1, 2001 in Instrument Number 200113271. The said Julia Burger died on January 23, 2015 thereby vesting title in Linda Marie Mondry, Known Surviving Heir of Julia Burger, Henry Paul Burger, Known Surviving Heir of Julia Burger, and Unknown Surviving Heirs of Julia Burger, and Henry Paul Burger, Known Surviving Heir of Julia Burger by operation of law.

PARCEL ID: 5506006008000000.

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. LINDA MARIE MONDRY, KNOWN SURVIVING HEIR OF JULIA BURGER, HENRY PAUL BURGER, KNOWN SURVIVING HEIR OF JULIA BURGER AND UNKNOWN SURVIVING HEIRS OF JULIA BURGER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
Aug. 10, 2016

Aug. 9, 16, 23