



## BRADFORD COUNTY LAW JOURNAL

### 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

##### **Biery, Robert a/k/a Robert C. Biery**

Late of Athens Township (died March 12, 2022)

Executrix: Ruth A. Powers 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

##### **Fiddelke, Shirley J.**

Late of the Town of Towanda (died November 27, 2021)

Executrix: Donna Best c/o Levene Gouldin & Thompson, LLP, 50 Public Avenue, Montrose, PA 18801

Attorneys: Levene Gouldin & Thompson, LLP, 50 Public Avenue, Montrose, PA 18801

##### **Roach, Myles**

Late of Ulster Twp. (died October 30, 2021)

Administrators: Katelyn Roach and Jordan Roach c/o Alexandra A. Stulpin, Esquire, 1 Commerce Sq., 2005 Market St., Ste. 2300, Philadelphia, PA 19103  
Attorneys: Alexandra A. Stulpin, Esquire, McLaughlin & Lauricella, P.C., 1 Commerce Sq., 2005 Market St., Ste. 2300, Philadelphia, PA 19103

##### **Tinna, Mary Ellen a/k/a Mary K. Tinna**

Late of Wyalusing Twp. (died February 17, 2022)

Executor: Richard A. Tinna, 52 Digger Dr., Tunkhannock, PA 18657

Attorney: Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

##### **Trasco, Rebecca J.**

Late of Towanda Township (died February 3, 2022)

Executrix: Linda M. Boyles 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

##### **Wright, Carolyn L.**

Late of Wells Township (died January 14, 2022)

Co-Executors: Edgar R. Wright, 324 Wright Drive, Millerton, PA 16936 and Candice M. Tofts, 1768 Leona Road, Troy, PA 16947

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

#### SECOND PUBLICATION

##### **Bailey, Bradley S.**

Late of Canton Borough

Executor: Lucas S. Bailey, 627 Beaverdale Road, Troy, PA 16947

Attorneys: John C. Mott, Esquire, The Mott Law Firm, 200 Pine Street, Suite 200, Williamsport, PA 17701, (570) 326-MOTT (6688)

##### **Joslyn, Gary L., Sr.**

Late of Bradford County (died March 12, 2022)

Administrator: Gary L. Joslyn, Jr. 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

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### **Sink, Richard D.**

Late of Ulster  
Executrix: Katie Ann Payne, 2301 Sportsmans Road, Ulster, PA 18850  
Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

### **Teeter, Ruth Edna Ryan a/k/a Ruth E. Teeter**

Late of Athens Borough (died December 27, 2020)  
Executrix: Kelly Stedje, 7674 Springfield Road, Columbia Crossroads, PA 16914  
Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 N. Elmira Street, Athens, PA 18810, (570) 888-7709

### **Whitlock, Timothy G.**

Late of Columbia Township (died April 14, 2022)  
Executrix: Cassandra K. Blaney, 34 Warrior Drive, Canton, PA 17724  
Attorneys: Victoria E. Martin, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

### **THIRD PUBLICATION**

### **Abell, Guy W.**

Late of the Borough of Rome (died February 14, 2022)  
Executrix: Karin M. Abell c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848  
Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

### **Bendo, John George**

Late of Towanda Borough (died April 9, 2022)  
Executrix: Elisabeth A. Bendo c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

### **Butch, Linda M.**

Late of Warren Township (died January 20, 2022)  
Co-Executors: Theodore J. Butch, Jr., 945 Amaretto Drive, Tracy, CA 95376 and Terrie L. Raychel, 174 South Moetz Drive, Milltown, NJ 08850  
Attorneys: Law Offices of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837 (570) 247-2382

### **Chapman, Duane M. a/k/a Duane Mahlon Chapman**

Late of Athens Township (died March 12, 2022)  
Executrix: Sharon M. Ruthfuss a/k/a Sharon M. Rothfuss, 336 Fulton Street, South Waverly, PA 18840  
Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 N. Elmira Street, Athens, PA 18810 (570) 888-7709

### **Edgerton, Robert C.**

Late of Litchfield Township (died February 25, 2022)  
Co-Executors: Catherine Brown and Thomas Brown c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848  
Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

### **Harris, Leo C.**

Late of North Towanda Township (died February 25, 2022)  
Co-Executors: Melinda H. Holman, 56 Church Hill Drive, Towanda, PA 18848 and Leo C. Harris, II, 6734 Burlington Turnpike, Towanda, PA 18848

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

**Mohr, Colleen Ann a/k/a Colleen A. Mohr**

Late of Canton Township (died January 30, 2022)

Executrix: Laraine Umstader, 30 Big House Lane, Troy, PA 16947

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

**Oldroyd, Marjorie June a/k/a Marjorie J. Oldroyd**

Late of Towanda Borough (died February 4, 2022)

Executor: Walter W. Oldroyd, 456 Thunder Road, Gillett, PA 16925

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

**Parshall, Barbara J.**

Late of Sayre (died November 23, 2021)

Administrator: Daryl P. Parshall, 1904 Riverside Dr., Sayre, PA 18840

**Phillips, Grace E. a/k/a Grace Emma Phillips**

Late of Asylum Township (died March 5, 2022)

Executor: Edward Phillips, 133 Main Street, Mount Morris, NY 14510

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

**Spencer, Bonnie L.**

Late of North Towanda Township (died March 21, 2022)

Executrix: Stacey Nybeck, 122 Scribbins Hollow Road, New Albany, PA 18833

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

### NOTICE OF PRIVATE DETECTIVE LICENSE

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NOTICE IS HEREBY GIVEN that Douglas S. Smith, 2546 Mac Road, Ulster, PA 18850 has filed an application to secure a detective and security license which detective and security license shall be carried at the Petitioner's place of business, 25436 Mac Road, Ulster, PA 18850.

A hearing has been scheduled by the Court in reference to said application on May 24, 2022 at 11:30 a.m. in Courtroom #1 of the Bradford County Courthouse, Towanda, Pennsylvania at which time all persons shall be heard in said application.

May 10, 17

### FICTITIOUS NAME NOTICE

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NOTICE IS HEREBY GIVEN pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 301 et seq.), of the filing in the Office of Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, on May 13, 2022, of a Certificate for the conduct of a business in Pennsylvania under the assumed or fictitious name, style or designation of:

JOYFUL WARRIOR FITNESS  
with its principal office or place of business at: 422 N. Minnequa Ave., Canton, PA 17724.

The name of the party to the registration is: Tammy L. Williams.

May 17

### TERMINATION OF PARENTAL RIGHTS

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TO: HENRY LEE BAILY, JR.

A Petition has been filed asking the Court to put an end to all rights you have to your minor child, G.H.R. born on July 27, 2010 in Towanda, Bradford County, Pennsylvania. The mother of G.H.R. is Kylene Kay

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Reeves. A Petition has also been filed asking the Court to change the primary and concurrent permanency goals of G.H.R. The Court has set a hearing on June 14, 2022 at 1:00 p.m. in Courtroom No. 2, Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848. THIS HEARING WILL BE HELD IN PERSON.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Agreement. 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 you being present. You have a right to be represented at the hearing by a lawyer. 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 Bradford County Prothonotary's Office, 301 Main Street, Towanda, PA 18848, (570) 265-1705.

May 3, 10, 17

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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, May 25, 2022 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 Athens, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point for a corner in or near the center of State Road No. 1054, Orange Hill Road, said point marking the Southeast corner of the parcel of land about to be described, the Southwest corner of

lands now or formerly of Donald Parks, and being in the North line of lands now or formerly of John W. Harbst;

Proceeding thence along the course of said state road, in or near the center thereof, South 59° 10' 10" West 55.40 feet to a point, South 56° 44' 28" West 366.96 feet to a point, South 59° 15' 33" West 65.01 feet to a point, and South 60° 31' 29" West 42.29 feet to a point for a corner, in or near the center of said state road marking the Southwest corner of the parcel of land herein described in the Southeast corner of Lot No. 6 of the below recited subdivision;

Proceeding thence through a set pin situate on the Northerly edge of the said state road and thence along the East line of Lot No. 6, North 0° 50' 7" East 1,161.33 feet to a set pin for a corner marking the Northwest corner of the within described parcel of land, the Northeast corner of Lot No. 6 of the below recited subdivision, and being in the South line of lands now or formerly of Donald Parks, proceeding thence along the South line of Parks, now or formerly, North 73° 14' 14" East 505.1 feet to a pin for a corner marking the Northeast corner of the within described parcel of land and an interior angle of lands of Donald Parks, now or formerly; proceeding thence along the West line of Parks, now or formerly, South 0° 26' 48" West 607.68 feet to a set pin in the West line of Parks, now or formerly, and thence still along the West line of Parks, now or formerly, South 0° 31' 44" East 305.22 feet to a set pin, South 25° 0' 0" West 121.70 feet through a set pin situate on the Northwest-erly edge of State Road No. 1054 to a point in or near the center of said state road for a corner, the place of the BEGINNING.

CONTAINING 12.009 acres, more or less, as per plot of Lot No. 5 of Survey Map No. A-13, Sheet 3, by Millstone Surveying dated November 03, 2001. SAID SURVEY was approved as a subdivision by the Athens Township Planning Commission on January

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30, 2002 and was recorded in the Office of the Register and Recorder of Bradford County on February 04, 2002, to Map 6516, Drawer 41, Map 68.

NO WELL to be situate within 100 feet of any sewage disposal area as per restriction on subdivision map. SUBJECT to restriction on alteration and disturbance of designated sewage disposal areas in subdivision map. SUBJECT to setback lines set forth in subdivision map.

THIS DEED is given under and subject to the express condition and covenant to be assumed by the Grantee herein, his heirs and assign, that at no time shall the owner of the above described parcel of land permit or allow more than one (1) unlicensed motor vehicle, any other equipment or materials of the type commonly denominated junk or any trash, garbage, waste, hazardous waste or other similar material of accumulate on or about the premises which are not intended for immediate incorporation in a structure or improvement upon said premises. This condition and covenant shall run with the land and be expressly enforceable by the Grantor herein, its successors and assigns.

THIS conveyance is also expressly made under and subject to the covenant which shall run with the land and be enforceable by the Grantor herein and the current owners of any of the other parcels in the above recited subdivision that at no time hereafter will a single wide mobile home be placed, kept or stored upon the above described parcel of land in such a fashion that any part of the mobile home shall be located within 700 feet of the centerline of the public road.

BEING the same premises conveyed by Walter Finch, Jr. to Michael A. Dinich, married by deed dated 11 April 2007 and recorded immediately prior to the recording of this interest.

BEING the same premises which Walter Finch, Jr., by Deed dated April 10, 2007 and recorded in the Official Records of Bradford

County on April 23, 2007 as Instrument 2007041661 granted and conveyed unto Michael A. Dinich.

2335 Orange Hill Road, Athens, PA 18810.

Tax Parcel Number: 9-34-109-7.

Adam J. Friedman, Esq., Friedman Vartolo LLP, attorney for Plaintiff.

Judgment Amount: \$180,236.31.

Premise Being: 2335 Orange Hill Road, Athens, PA 18810.

Seized and sold as the property of Michael A. Dinich, Judgment Number 2021MF0027 (U.S. Bank Trust National Association, as Trustee of the Tiki Series IV Trust v. MICHAEL A. DINICH), with a judgment amount of \$180,236.31.

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 TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES IV TRUST vs. MICHAEL A. DINICH; UNITED STATES OF AMERICA.

Clinton J. Walters, Sheriff

Bradford County Sheriff’s Office  
Towanda, PA

May 4, 2022

May 3, 10, 17

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 25, 2022 at 10:00 o’clock in the forenoon the following described property to wit:

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ALL that tract of land, situate in the Township of Sheshequin, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, and said point being the northeastern corner of lands herein described, said point being at a sluice drain pipe on the southerly edge of a township road, said township road in this location being the dividing line between Litchfield Township and Shesheshquin Township; thence in a southerly direction along other lands of Elizabeth F. Antonow, now or formerly, 350 feet to a point, said point being marked by an iron pin and said point being the southeastern corner of lands herein described; thence in a westerly direction 975 feet to point, said point being marked by an iron pin and said point being in a fence line and said point being in the southeastern corner of lands herein described; thence in a northerly direction along the fence line 300 feet, more or less, to a point in the southeasterly edge of township road and said point being being marked by an iron pin; thence along the southeasterly edge of township road 1000 feet to a point marked by a sluice pipe aforementioned, said point being the northeastern corner of lands herein described and said point being the point and place of beginning. Consisting of a house and buildings and being known as the old Colegrove place.

BEING known as: 884 Moore Hill Road, Ulster, PA 18850.

Property ID number: 38/ 035.00/ 015/000 000/.

BEING the same premises which Nanette L. Zampier, widow and Bettina Banes, married by Deed dated 1/29/2013 and recorded 3/19/2013 in the Office of the Recorder of Deeds in Deed Book at page , granted and conveyed unto Nanette L. Zampier, widow.

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 M & T BANK vs. NANETTE L. ZAMPIER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office,  
Towanda, PA  
May 4, 2022

May 3, 10, 17

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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, May 25, 2022 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 located, lying and being in the Borough of Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin in the West line of Center Street at the Northeast corner of lands of Helen Biddle; thence along land of Helen Biddle North 84 degrees West 151.5 feet to an iron pin; thence along lands now or formerly of Edward A. Ronan North 8 degrees East 61 feet to an iron pin; thence along lands of Elsie D. Reynolds South 84 degrees East 22.4 feet to an iron pin; thence along lands of Elsie D. Reynolds North 2 1/4 degrees East 2 feet to an iron pin; thence along lands of Lucy Maynard South 67 1/4 degrees East 65 feet to an iron pin; thence further along lands of Lucy Maynard South 87 degrees East 61.3 feet to an iron pin in the

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West line of Center Street; thence along the West line of Center Street South 2 1/4 degrees West 47.5 feet to the place of beginning. The foregoing description is taken from a survey of the premises made by George K. Jones, Bradford County Surveyor, on March 15, 1954.

Being the same premise that Lynn M. Holmes, an unmarried woman, by deed dated 11/23/2015 and recorded 12/2/2015 in the office of the Recorder of Deeds in the County of Bradford, Commonwealth of Pennsylvania as Instrument No. 201518590 granted and conveyed to Andy Castle, a married man.

NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE

LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Property: 293 North Center Street, Canton, PA 17724.

Parcel: 14-105.03-231-000-000.

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 ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC vs. ANDY CASTLE.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office,  
Towanda, PA  
May 4, 2022

May 3, 10, 17