

# Bradford County Law Journal

ISSN 1077-5250

Vol. 7 Towanda, PA Tuesday, March 17, 2015 No. 11



The Court:                      The Honorable Maureen T. Beirne, President Judge

Editors:                         Albert C. Ondrey, Esquire, Chairman  
                                       Daniel J. Barrett, Esquire  
                                       Deborah Barr, Esquire  
                                       Frances W. Crouse, Esquire

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### BRADFORD COUNTY COURT CALENDAR

March 23, 2015 through March 27, 2015

(Subject to Change)

**Hon. Maureen T. Beirne, Judge**

**Monday, March 23**

12:00 pm	Answer/Response Withdraw As Counsel		
		Macik v. May	2014DJ0013
	Rule—Answer/Response Deadline		
		Murchake v. Baillie	2010FC0392
		Willisamson v. Bay Capital Corp.	SORPHANS2015
1:30 pm	Sentencing	Com. of PA v. Sellers	CR-0000531-14
1:45 pm		Com. of PA v. Leighton	CR-0000687-14
2:00 pm	Resentencing Hrng.		
		Com. of PA v. Shaughnessy	CR-0000195-14

**Tuesday, March 24**

1:30 pm	Resentencing Hrng.	Com. of PA v. Northrup	CR-0000414-14
		Com. of PA v. Northrup	CR-0000871-12

**Wednesday, March 25**

12:00 pm	Rule—Answer/Response Deadline		
		Collins v. Bostwick	2002FC0625
		Kerr v. Kerr	2012FC0175

**Thursday, March 26**

8:30 am	Formal Arraignments—Com. of PA v.		
Grace		CR-0000103-15 Houseknecht	CR-0000156-15
		CR-0000009-15 McLinko	CR-0000170-15

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### Bradford County Law Journal

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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

**Place, Diane M. a/k/a Diane Suzanne McCarthy Cantellops Place**

Late of Towanda Borough (died March 1, 2015)

Executrix: Doreen Secor, 456 Hemlock Hill Rd., Towanda, PA 18848

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

#### SECOND PUBLICATION

**Capwell, Debra G.**

Late of 75 OM Lane, Towanda, Asylum Township

Administratrix: Tammy L. Bird, 241 Birdseye View Lane, Dushore, PA 18614

Attorney: John A. Shoemaker, Esquire, 125 Headley Ave., Dushore, PA 18614, (570) 928-7374

**DeBruin, Mable N.**

Late of Canton Borough (died February 7, 2015)

Executrix: Linda A. Bates, 5607 Mandan Street, Zephyrhills, FL 33542

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

#### THIRD PUBLICATION

**Aguirre, Mario J.**

Late of Windham Township (died January 22, 2015)

Executor: Andrew J. Aguirre, 136 River Road, Shirley, NY 11967

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

**Austin, Florence E.**

Late of Windham Township (died January 5, 2015)

Co-Executrices: Jane Hottenstein and Mary Hottenstein, 459 Chesock Rd., Dushore, PA 18614

**Earle, Robert D.**

Late of Troy Borough (died December 30, 2014)

Executrix: Patricia M. Holley, 2216 Sylvania Road, Troy, PA 16947

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

**Gharis, Martha Jeanne a/k/a M. Jeanne Mann Gharis**

Late of Towanda Borough (died January 13, 2015)

Executrix: Rebecca J. Gallo, 185 Youngs Ave., Woodlyn, PA 19094

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

**Walker, Rita J.**

Late of Wells Township (died January 14, 2015)

Co-Executors: Robert Mott, 640 Stacia Drive, Elmira, NY 14904 and April Mott, 2877 Checkerville Road, Columbia Cross Roads, PA 16914

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

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### FICTITIOUS NAME NOTICE

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NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, 54 Pa. C.S.A. 301 et seq., that an application for Registration of the Fictitious Name of:

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ELITE ARMS

was filed with the Department of State, Harrisburg, Pennsylvania, on February 3, 2015. Said business shall have its principal place of business at: 516 Main Street, Towanda, Pennsylvania. The name and address of the person owning or interested in said business is: Richard G. McNeal, Jr. of 1562 Madigan Road, Towanda, Pennsylvania.

MARK W. SMITH, ESQUIRE  
NIEMIEC, SMITH & PELLINGER  
427 Main Street  
Towanda, PA 18848

Mar. 17

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation are intended to be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 9, 2015, for the purpose of obtaining a Certificate of Incorporation of a business corporation to be organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) and its amendments and supplements. The name of the corporation is:

WOODY’S ALE HOUSE & GRILLE

The registered office of said corporation is: 214-216 Main Street, Towanda, PA 18848. The purposes for which it is organized are: To have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

JAMES D. CASALE, ESQUIRE  
CASALE & BONNER, P.C.  
33 West Third Street  
Suite 202  
Williamsport, PA 17701

Mar. 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, March 25, 2015 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 Wyalusing Township, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of the Methodist Episcopal Church lot on Church Street; thence along the Westerly side of the said Church lot and the Public School lot, North 16 East 12 rods to the Northwest corner of the school lot and on line of lot of Orlando English, now or formerly; thence along the said English lot, now or formerly, North 73-3/4 West 6 rods to a corner on line of land formerly owned by Emily B. and Joan L. Kennedy; thence along said Kennedy lot, now or formerly, South 16 degrees West 12 rods to Church Street; thence along said Street, South 73-1/2 degrees East 6 rods to the place of BEGINNING.

UNDER AND SUBJECT to the same limitations, agreements, easements, exceptions, conditions, covenants, restrictions and reservations as the same are contained in the deeds, which form the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Michael D. Sherman, single and Jennifer J. Mehal, single, as joint tenants with right of survivorship, by Deed from The Smith Trust, by Kevin S. Smith, Trustor and/or Trustee, dated 07/13/2006, recorded 07/18/2006 in Instrument Number 200608527.

Tax Parcel: 61-103.01-047-000-000.

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Premises Being: 107 Church Street, a/k/a 185 Camptown Church Street, Wyalusing, PA 18853.

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 NATIONAL vs. MICHAEL SHERMAN & JENNIFER MEHAL.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
March 4, 2015

Mar. 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, March 25, 2015 at 10:00 o'clock in the forenoon the following described property to wit:

Property address: 106 Hillcrest Drive, Sayre, PA 18840.

Tax Parcel No: 09-020.23-326.

ALL THAT PIECE OR PARCEL OF LAND SITUATE in the Township of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Westbrook Avenue at the Northeast corner Lot No. 133, said point being the southeast corner of lands herein about to be conveyed; thence West along the Northern line of Lot No. 133, one hundred fifty (150) feet to a point for a corner, said point being the Southwest corner of lands herein about to be conveyed; thence North 8 degrees 45 minutes West along the East line of Lots No.

123 and 122, one hundred (100) feet to the Southwest corner of Lot No. 136, said point being the Northwest corner of lands herein about to be conveyed; thence East along the Southern line of Lot No. 136, one hundred fifty (150) feet to the West side of Westbrook Avenue; thence South along the West side of Westbrook Avenue, one hundred (100) feet to the point and place of beginning.

BEING AND INTENDING to describe Lot No. 134 and Lot No. 135 as shown on the D.E. Evans Plot, pursuant to a survey prepared by George K. Jones, County surveyor, dated September, 1947 and being Map No. 97 with a Parcel Assessment No. of 09-020.23-326.

The above described premises are not to be used for any commercial or industrial purposes and are not to be used for the erection of more than one dwelling. Furthermore, house trailer parking or the use of house trailers on these premises is prohibited.

BEING the same property conveyed by Linda A. Marshall to Ralph Eugene Carpenter and Andrea E. Carpenter by deed dated November 4, 2005 and recorded on November 8, 2005 in the Bradford County Recorder's Office at Instrument Number 200512982. The said Ralph Eugene Carpenter died on November 30, 2010 and the property vested in Andrea E. Carpenter's name alone by operation of law.

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 FIRST CITIZENS COMMUNITY BANK vs. ANDREA CARPENTER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
March 4, 2015

Mar. 3, 10, 17