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**Bradford County Law Journal**

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Clare Printing

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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 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.

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## BRADFORD COUNTY LAW JOURNAL

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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

##### **Douglas, Gladys M.**

Late of 1012 Braddock Road, Athens (died August 9, 2017)

Executrix: Sandra L. Thurston, 1012 Braddock Road, Athens, PA 18810

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

##### **Kazokas, Mary R.**

Late of Wyalusing Township (died October 8, 2017)

Executor: Stanley Kazokas, 355 Kossack Street, Swoyersville, PA 18704

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

##### **Knott, Helen M.**

Late of 108 S. Elmira Street, Athens (died October 2, 2017)

Executor: George R. Knott, Jr., 517 Leon Drive, Endicott, NY 13760

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

##### **Scouten, Burton H.**

Late of 1551 Noble Road, Ulster (died August 23, 2017)

Executor: Richard E. Scouten, 1557 Noble Road, Ulster, PA 18850

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

##### **White, Pauline A.**

Late of Athens Township (died September 6, 2017)

Executor: Roger C. White c/o Jonathan P. Foster, Sr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

Attorney: Jonathan P. Foster, Sr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

#### SECOND PUBLICATION

##### **Good, Donna L.**

Late of Troy Township (died July 11, 2017)

Executrix: Lynn M. Holmes, 433 McFadden Road, Canton, PA 17724

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

##### **Huizinga, Jacob T.**

Late of Rome Township

Executor: Henry W. Huizinga, 3134 Long Creek Rd., Owego, NY 13827

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

##### **Johnson, Lavern M.**

Late of Bradford County

Executrix: Patrice P. Johnson 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

##### **Painter, Janette D.**

Late of Towanda Borough (died August 14, 2017)

Executrix: Darcy Vrabel, 660 Painter Road, Warren Center, PA 18851

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

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THIRD PUBLICATION

**Bailey, Joshua Eric**

Late of South Waverly Borough  
Co-Administrators: Vickie L. Bailey and  
Dale E. Bailey, Jr. c/o Jessica Feese,  
Esquire, Lepley, Engelman & Yaw, 140  
East Third Street, Williamsport, PA  
17701

Attorneys: Jessica Feese, Esquire, Lep-  
ley, Engelman & Yaw, 140 East Third  
Street, Williamsport, PA 17701

**Bosler, Jo Anne**

Late of Bradford County (died August  
10, 2017)

The Robert W. and Jo Anne Bosler Real  
Estate Protector Trust, dated March 26,  
2009

Trustee: Brandy L. Kift c/o Brittany  
O. L. Smith, Esquire, Steinbacher,  
Goodall & Yurchak, 413 Washington  
Boulevard, Williamsport, PA 17701

Attorneys: Brittany O. L. Smith, Esquire,  
Steinbacher, Goodall & Yurchak, 413  
Washington Boulevard, Williamsport,  
PA 17701

CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN that  
Panda Power Fund II O&M Services Cor-  
poration, a foreign corporation formed under  
the laws of the State of Delaware where its  
principal office is located at 5001 Spring  
Valley Road, Ste. 1150 West, Dallas, TX  
75244, has or will register to do business in  
Pennsylvania with the Department of State  
of the Commonwealth of Pennsylvania, at  
Harrisburg, PA, on October 20, 2017, under  
the provisions of the Pennsylvania Business  
Corporation Law of 1988.

The registered office in Pennsylvania  
shall be deemed for venue and official  
publication purposes to be located in Brad-  
ford County.

Nov. 7

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that  
Antler Ridge Winery, Inc., having its prin-  
cipal place of business at 37 Antler Ridge  
Lane, Rome, Pennsylvania 18837, filed  
applications for the following Fictitious  
Names:

- ANTLER RIDGE
- ANTLER RIDGE VINEYARDS
- ANTLER RIDGE WINE & SPIRITS
- ANTLER RIDGE BARBECUE
- ANTLER RIDGE BBQ
- ANTLER RIDGE KIELBASA
- ANTLER RIDGE BREW WORKS
- ANTLER RIDGE BREWERY
- ANTLER RIDGE DISTILLERY
- ANTLER RIDGE MOONSHINE
- ANTLER RIDGE OUTDOORS
- ANTLER RIDGE ESTATES
- ANTLER RIDGE INN

The applications were filed with the  
Department of State of the Commonwealth  
of Pennsylvania for the purpose of obtaining  
a Fictitious Name under the provisions of the  
Fictitious Name Act, Section 311 of Act No.  
295, of 1982, as amended. The name and  
address of the entity owning or having inter-  
est in said business are: Antler Ridge Winery,  
Inc., 37 Antler Ridge Lane, Rome, PA  
18837.

LAW OFFICE OF ROBERT W.  
CHAPPELL, ESQUIRE  
P.O. Box 156  
Rome, PA 18837  
(570) 247-2382

Nov. 7

NOTICE OF INCORPORATION

THE BRIAN SIPE AGENCY INC  
hereby gives notice that articles of incorpora-  
tion were filed with the Department of State  
of the Commonwealth of Pennsylvania,  
under the provisions of the Pennsylvania  
Business Corporation Law of 1988, ap-

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proved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.  
Nov. 7

### MISCELLANEOUS LEGAL NOTICE

Public Notice is hereby given that the Wyalusing Area School District will present to the Court of Common Pleas of Bradford County, PA at a hearing on December 15, 2017 at 11:00 a.m. in Courtroom No. 1 of the Bradford County Courthouse, 301 Main Street, Towanda, PA, a Petition for approval of the private sale, subject to the approval of said Court, of 42 Main Street, Wyalusing, Bradford County, PA, with the buildings and improvements thereon, for the sum of \$125,000.00 to the Rick Sherman, pursuant to the Act of March 10, 1949, P.L. 30, §707, as amended, 24 P.S. §7-707. Anyone wishing to intervene shall file by noon on November 29, 2017 with the Court of Common Pleas, Bradford County.

DAVID F. CONN, ESQUIRE  
SWEET, STEVENS, KATZ &  
WILLIAMS LLP  
Solicitors for the Wyalusing  
Area School District  
331 East Butler Avenue  
New Britain, PA 18901  
Tel.: (215) 345-9111

Oct. 31; Nov. 7, 14

### 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, November 22, 2017 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 Ridgebury, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a spike in the center of Township Route 793, said spike being located 1,681.26 feet more or less Westerly from the point where said Township Route 793 intersects with the center of Township Route 690;

THENCE the following eight (8) courses and distances along the center of said Township Route # 793 to a spike in the center of said road for a corner;

(1) South 78 degrees 57 minutes 17 seconds West, a distance of 87.07 feet;

(2) South 81 degrees 38 minutes 40 seconds West, a distance of 353.20 feet;

(3) South 79 degrees 22 minutes 49 seconds West, a distance of 176.90 feet;

(4) South 75 degrees 19 minutes 41 seconds West, a distance of 216.46 feet;

(5) South 72 degrees 52 minutes 01 seconds West, a distance of 226.50 feet;

(6) South 76 degrees 05 minutes 04 seconds West, a distance of 76.03 feet;

(7) North 87 degrees 19 minutes 33 seconds West, a distance of 69.99 feet;

(8) North 68 degrees 12 minutes 47 seconds West, a distance of 120.99 feet

THENCE through an iron pin at the side of the road North 8 degrees 51 minutes 54 seconds East a distance of 159.55 feet along a fence and lands of Clifford Wilcox, et ux to an iron pin for a corner;

THENCE South 87 degrees 25 minutes 48 seconds East along a fence and lands of said Wilcox a distance of 317.14 feet to an iron pin for a corner;

THENCE North 0 degrees 29 minutes 08 seconds East along a fence and stone wall and lands of said Wilcox a distance of 1,736.71 feet to an iron pin;

THENCE South 87 degrees 50 minutes East along a stonewall and lands of Charles H. Chapman a distance of 1,097.89 feet to an iron pin for a corner set in the center of a 12 foot right-of-way;

THENCE along the center of said 12 foot right of way the following nine (9) courses and distances to a spike in the center of said Township Route 793, the point and place of beginning:

- (1) South 10 degrees 30 minutes 16 seconds East, a distance of 217.12 feet;
- (2) South 25 degrees 30 minutes 17 seconds East, a distance 208.80 feet;
- (3) South 4 degrees 17 minutes 57 seconds East, a distance of 74.93 feet;
- (4) South 35 degrees 34 minutes 58 seconds West, a distance of 135.90 feet;
- (5) South 6 degrees 25 minutes 48 seconds West, a distance of 107.18 feet;
- (6) South 8 degrees 22 minutes 52 seconds East, a distance of 154.30 feet;
- (7) South 14 degrees 43 minutes 58 seconds West, a distance of 121.44 feet;
- (8) South 20 degrees 53 minutes 18 seconds West, a distance of 135.22 feet;
- (9) South 15 degrees 05 minutes 08 seconds West, a distance of 576.14 feet

BEING AND INTENDING to describe the same premises conveyed by Roy M. Thompson, single, to Carlo Colon and Cindy Rinebold, said Deed recorded concurrently herewith.

Parcel#: 30-031.00-065.

Property Address: 291 Sunset Road, Milan, PA 18831.

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 JP MORGAN CHASE BANK vs. CARLO COLON & CINDY RINEBOLD. Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
November 1, 2017

Oct. 31; Nov. 7, 14

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, November 22, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Description

ALL that certain lot of land in the Second Ward of Towanda Borough, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of Main and Pine Street; thence along the south line of Pine Street South 84° 20' East 90 feet to a point in the west boundary of an alley; thence along said South 5° 40' West 46.5 feet to a point; thence along property now or formerly of Sattler North 84° 20' West 30 feet to a point; thence North 5° 40' East 20 feet to a point in the center of division wall between the property hereby conveyed and lands now or formerly of Charles M. Culver or Romeyn F. Culver and the vacant court which is to the east of said Culver property and south of part of the property hereby conveyed; thence along the mid point of said wall North 84° 20' West 60 feet to the east side of Main Street, which point is on the west side of property hereby conveyed; thence North 5° 40' East 26.5 feet to the place of beginning, according to survey made by George K. Jones, County Surveyor, on 13 July, 1949, and having thereon a three-story brick building.

ALSO all the right, title and interest of the Grantors to an in the stairways used in common by the owners and occupiers of the above mentioned building and the building on the said Culver lot, to reach the second and third stories of the respective buildings.

ALSO conveying such rights as the Grantor herein may have in the common wall built on the division line between the brick building now erected on the premises hereby

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conveyed and the adjoining building now located immediately to the south thereof, known as the Culver building; subject, nevertheless, to such rights as the owners of the said Culver building may have in said wall. Reference is made to a deed dated 27 November 1854, and recorded in Bradford County Deed Book 96 at page 178, for a more particular statement concerning the rights of the adjoining property owners in said wall, as originally established in said deed.

BEING the same premises conveyed to Paul Joseph Fairchild, single, by Roger L. Brown and Doris L. Brown, husband and wife, by Deed dated February 3, 2012, and recorded March 20, 2012 to Bradford County Instrument Number 201206093.

Parcel No.: 48-086.04-207-000-000.

Property Address: 401 Main Street, Towanda, PA 18848.

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 SALLY VAUGH vs. PAUL FAIRCHILD.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
November 1, 2017

Oct. 31; Nov. 7, 14

**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, November 22, 2017 at 10:00 o’clock in the forenoon the following described property to wit:

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

BEGINNING at a stake in the East side of the public highway leading from Athens to Towanda in the North line of lot formerly owned by Emma M. Lincoln; running thence along the East side of said highway, North 14 degrees 45 minutes East 92.2 feet; thence South 80 degrees East 222 feet to the West line of lands of the Pennsylvania and New York Canal and Railroad Company’s land; thence Southerly along the West line of said railroad company’s 206 feet; thence North 85 degrees 45 minutes West, 88.9 feet to a stake; thence North 14 degrees 45 minutes East, 64 feet; thence North 77 West 106.5 feet to the place of BEGINNING.

BEING Parcel ID 09-020.02-014-000-000.

BEING known for informational purposes as 2 Owasco Road, Athens, PA.

BEING THE SAME PREMISES which was conveyed to Bonnie L. Welch by Deed of James M. Welch, dated 04.27.2015 and recorded 05.01.2015 as Instrument 201507379 in the Bradford County Recorder of Deeds Office.

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 CARRINGTON MORTGAGE SERVICES vs. JAMES M. WELCH & BONNIE L. WELCH.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
November 1, 2017

Oct. 31; Nov. 7, 14