

Bradford County Law Journal

ISSN 1077-5250

Vol. 5 Towanda, PA Tuesday, September 17, 2013 No. 455



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

Bradford County Law Journal

Copyright © 2013, Bradford County Bar Association

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 \$75.00 per annum, \$3.00/individual copies.

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

Ballard, Norman L. a/k/a Norman Lee

Ballard

Late of West Burlington Township (died August 30, 2013)

Administrator: Wesley Ballard, 1883 Wallace Road, Troy, PA 16947

Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Bright, Edwin A.

Late of Sayre Borough (died August 4, 2013)

Executor: Patrick J. Barrett, III, Esquire c/o William A. Hebe, Esquire, Spencer Gleason Hebe & Rague P.C., 17 Central Avenue, P.O. Box 507, Wellsboro, PA 16901

Attorneys: William A. Hebe, Esquire, Spencer Gleason Hebe & Rague P.C., 17 Central Avenue, P.O. Box 507, Wellsboro, PA 16901

Geary, Christine M.

Late of Warren Township (died February 20, 2002)

Executor: Robert J. Geary c/o Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

Attorneys: Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

Greeney, Joan F.

Late of Sayre Borough (died August 24, 2013)

Executrix: Nancy Ellis c/o Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840

Attorney: Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840, (570) 888-9629

Pepper, Marilyn R.

Late of Burlington Township (died June 20, 2013)

Executor: Liston D. Pepper, P.O. Box 60, Burlington, PA 18814

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

SECOND PUBLICATION

Dennis, Michael G.

Late of Sayre Borough (died July 6, 2013)

Administrator: Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840

Attorney: Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840, (570) 888-9629

Ellis, James L.

Late of South Waverly Borough (died March 22, 2012)

Executor: Joseph A. Alliger c/o Jonathan P. Foster, Sr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840
Attorney: Jonathan P. Foster, Sr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

McDonough, William Thomas

Late of Corning, Steuben County, NY (died March 6, 2006)

Executrix: Gail T. McDonough, 135 Rocking Chair Road, Retirement Estates, Horseheads, NY 14845

Attorneys: Ronald L. Finck, Esquire, Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110, (717) 232-5000

BRADFORD COUNTY LAW JOURNAL

Wilcox, Fenton

Late of Bradford County
Executrix: Peggy Jo Coleman c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848
Attorneys: Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

THIRD PUBLICATION

Cannavino, Michael J.

Late of 304 Desmond Street, Sayre (died July 28, 2013)
Executors: Angelo Cannavino, 99 Hayden Street, Sayre, PA 18840 and Sharon Hoobler, 101 Hayden Street, Sayre, PA 18840
Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, Post Office Box 206, Sayre, PA 18840

Chamberlain-Wood, Sandra J. a/k/a Sandra J. Chamberlain a/k/a Sandy Wood

Late of Columbia Township (died August 13, 2013)
Executrix: Judy G. Johnston, 1053 Burleigh Hill Road, Columbia Cross Roads, PA 16914
Attorneys: Evan S. Williams, Jr., Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Hunt, Pauline a/k/a Pauline Delorse Hunt

Late of Windham Township (died July 21, 2013)
Executrix: Laura Goodwin, 672 Candor Road, Spencer, NY 14883
Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

Karge, Joan Mary

Late of Wilmot Twp. (died January 7, 2013)
Executor: Harold J. Mease c/o Richard W. Keifer, III, Esquire, 8 Gershom Pl., Kingston, PA 18704

Attorneys: Richard W. Keifer, III, Esquire, Keifer Law Firm, 8 Gershom Pl., Kingston, PA 18704

REGISTER'S NOTICE

0812-0160 AMENDED FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF JOHN L. BOREK, REBECCA M. WHITE & SUSAN J. LEONARD, Co-Executors of the Estate of Grace M. Borek, late of Columbia Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 1st day of October, 2013.
Shirley Rockefeller
Register of Wills

Sept. 17, 24

MISCELLANEOUS LEGAL NOTICE

The consolidated return of the 2013 Bradford County Upset Tax Sale held September 9, 2013, has been presented to the Bradford County Court of Common Pleas and confirmed nisi on September 13, 2013. Objections and exceptions thereto may be filed by any owner or lien creditor within thirty (30) days from this date or the return will be confirmed absolute.

Becky Clark, Director
Bradford County Tax Claim Bureau

Sept. 17

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA

NO. 2013C00001

BRADFORD COUNTY LAW JOURNAL

IN THE MATTER OF
PROCEEDING BY THE CANTON
BOROUGH AUTHORITY FOR
THE CONDEMNATION OF
1.3 ACRES OF TAX PARCEL
NUMBER 15-105.04-154 AND
THE CONDEMNATION OF TAX
PARCEL NUMBER 15-105.07-037

NOTICE OF CONDEMNATION

To: WIP, Inc., P.O. Box 169, Hoboken, NJ
07030 (Condemnee), First Citizens
Community Bank, 1133 West Main
Street, Troy, PA 16947 (Mortgagee),
Saska Corp., 52 Grays Ave., P.O. Box
715, Newark, DE 19715 (Mortgagee),
Asia Bank, 135-11 Roosevelt Ave.,
Flushing, NY 11354 (Mortgagee)

1. You are hereby notified that a Declara-
tion of Taking concerning 1.3 acres of
Bradford County Parcel No. 15-105.04-154
and Bradford County Parcel No. 15-105.07-
037 has been filed with the Court of Com-
mon Pleas of Bradford County, Pennsylva-
nia, to the docket number indicated above.

2. The declaration of taking was filed on
July 24, 2013.

3. The Condemnor is the Canton Bor-
ough Authority, 100 Park Place, Canton,
Pennsylvania 17724.

4. The Condemnee is WIP, Inc.

5. The condemnation is authorized by 53
Pa. C.S. §5607(d)(15) and 53 Pa. C.S. §5615.

6. The condemnation is pursuant to a
Resolution duly passed by the members of
the Canton Borough Authority on June 24,
2013.

7. The condemnation is for the purpose
of expanding Canton Borough Authority's
wastewater treatment plant.

8. The plan of the real estate condemned
and the Resolution are lodged for record in
the office of the Canton Borough Authority.

9. WIP, Inc.'s property has been con-
demned as follows:

a. 1.3 acres of Bradford County Tax
Parcel No. 15-105.04-154 as described on
the survey prepared by Millstone Surveying
dated March 22, 2013 and marked Map
#C-B136.

b. Bradford County Tax Parcel No. 15-
105.07-037 as described on the survey pre-
pared by Millstone Surveying dated March
22, 2013 and marked Map #C-B136.

10. The Canton Borough Authority has
acquired title to the above-described prop-
erty.

11. Just compensation was determined
to be \$70,000.00 after an appraisal by certi-
fied commercial real estate appraiser Stephen
Novak on August 8, 2013.

12. If you wish to challenge the power
or the right of the Condemnor to appropriate
the condemned property, the sufficiency of
security, the procedure followed by the
Condemnor, or the declaration of taking, you
must file preliminary objections within
thirty days after service of this Notice of
Condemnation.

DAVID J. BRANN, ESQUIRE

I. D. No. 83679

BRANN, WILLIAMS,
CALDWELL & SHEETZ

Attorneys for Canton Borough Authority
1090 West Main Street
Troy, PA 16947
(570) 297-2192

Sept. 17

SHERIFF'S SALE

By virtue of a Writ of Execution issued
out of the Court of Common Pleas of Brad-
ford County, to me directed and delivered, I
will expose to Public Sale at the Bradford
County Courthouse in Towanda, PA on
Wednesday, September 25, 2013 at 10:00
o'clock in the forenoon the following de-
scribed property to wit:

ALL that certain lot, piece or parcel of
land situate lying and being in the Township

BRADFORD COUNTY LAW JOURNAL

or Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of said lot, being the northwest corner of Railroad and Mason Streets; thence North $75\frac{3}{4}^{\circ}$ West 150 feet to a corner on the east side of a 12 foot alley; thence along the east line of the same, North $11\frac{1}{2}^{\circ}$ East 56 feet to a point; thence South $75\frac{3}{4}^{\circ}$ East 150 feet to a point on the west line of Railroad Street; and thence along the same South $11\frac{1}{2}^{\circ}$ West 56 feet to the place of beginning. The said lot having erected thereon a frame dwelling house.

BEING the same premises conveyed to the Secretary of Housing and Urban Development by Deed of Citimortgage Inc. dated September 4, 2007 and recorded September 24, 2007 as Bradford County Instrument Number 200710910.

BEING KNOWN AS: RR 2 Box 36 n/k/a 53 Mason Street, Towanda, PA 18848.

PROPERTY ID NO.: 50-086-07-074-000-000.

TITLE TO SAID PREMISES IS VESTED IN Clinton D. Anderson, severally by Deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington D.C. dated 12/03/2007 recorded 12/06/2007 in Deed Book Instrument #200714333.

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 ONE WEST BANK vs. CLINTON ANDERSON.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 4, 2013

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, September 25, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

Tax Map No. 43-089.00-0152.

ALL that certain lot, piece or parcel of land, lying and being situate in the Township of Standing Stone, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of PA Route 6 in the line of lands of Milton R. Frisbee and Lydia Frisbee, now or formerly, thence South 20 degrees 30 minutes East 362.7 feet, along the center line of said State Highway Route 6 to a point for a corner in the line of lands of Eugene O. Lehto and Betty M. Lehto, now or formerly; thence South 59 degrees West 395 feet to a point for a corner in the center line of an old road; thence along the center line of said old road, the following two (2) courses and distances: (1) North 48 degrees 30 minutes West 163 feet to a point at an angle; (2) North 32 degrees 30 minutes West 153 feet to a point for a corner in the line of lands of Milton R. Frisbee and Lydia Frisbee, now or formerly; thence along the line of lands of the said Frisbee, North 54 degrees 14 minutes East 495.7 feet to a point in the center line of PA Route 6, the place of beginning.

CONTAINING 3.44 acres, more or less, as per plat of Survey Map No. 39A by Leonard Carver dated June 29, 1979.

UNDER and SUBJECT to a coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

UNDER and SUBJECT to all easements, rights-of-way, encumbrances, restric-

Sept. 3, 10, 17

BRADFORD COUNTY LAW JOURNAL

tions, reservation, exceptions and other matter contained in prior instruments of record.

BEING Parcel No. 3 of the premises conveyed from Amy S. Cote to Dennis D. Cote by deed dated December 5, 2006 and recorded December 5, 2006 as Bradford County Instrument No 200615640.

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 PS BANK vs. DENNIS COTE.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 4, 2013

Sept. 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, September 25, 2013 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, lying and being in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the North line of Draper Street ninety (90) feet westerly from its intersection with the west line of the Shipman Estate, now or formerly; thence North five degrees thirty-six minutes West (N. 5 degrees 36 minutes W.) along the west line of lot no. 23, two hundred seventy-three

and ninety-six one-hundredths (273.96) feet to a corner in the southwesterly line of the lands now or formerly of R.S. Loomis (formerly Peloubet Estate); thence North fifty-six degrees thirty-seven minutes West (N. 56 degrees 37 minutes W.) along lands now or formerly of said Loomis and lands now or formerly of D.L. & W.R.R. Company, fifty-eight and one-tenth (58.1) feet to a corner; thence South five degrees thirty-six minutes East (S. 5 degrees 36 minutes E.) three hundred ten and sixteen one-hundredths (310.16) feet to a corner in the North line of Draper Street; thence easterly along the North line of Draper Street forty-five (45) feet to the place of beginning. Being and intending to describe Lot No. 22 of the Adamy Plot.

TITLE TO SAID PREMISES IS Vested by QuitClaim Deed, dated 12/08/2011, given by Amy Boatman to Bruce Boatman, III and recorded 12/12/2011 Instrument # 201129781.

Tax Parcel: 35-007.06-043.

Premises Being: 118 DRAPER STREET, SAYRE, PA 18840-1902.

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 BANK OF AMERICA vs. BRUCE BOATMAN, III.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 4, 2013

Sept. 3, 10, 17

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Brad-

BRADFORD COUNTY LAW JOURNAL

ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, September 25, 2013 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, lying and being in the Township of Athens, County of Bradford and State of Pennsylvania, bounded and described as follows, viz.

BEGINNING in the center of Athens and Litchfield Road, to the northeast corner of lands now or formerly of Mrs. Campbell; thence North 86 degrees West 247.2 feet to a corner; thence North 4 degrees East 114.9 feet to a corner; thence South 85 degrees 34 minutes East 260 feet along lines now or formerly of Elizah DeGroff to a corner in the center of the Athens and Litchfield Road; thence along said road center 113.55 feet to the place of beginning, and being Lot No. 69 on a plot or plan made by Z. F. Walker, for F.K. Harris.

TITLE TO SAID PREMISES IS VESTED IN Rhonda R. Perry, by Deed from Lori Ann Bennett, now Lori Peterson-Strollo, dated 06/15/2004, recorded 06/18/2004 in Instrument Number 200407537.

Tax Parcel: 09-020.12-058-000-000.

Premises Being: RR BOX 106 a/k/a 1333 FRONT STREET, ATHENS, PA 18810-9461.

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 WELLS FARGO BANK vs. RHONDA PERRY.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Sept. 4, 2013

Sept. 3, 10, 17