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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

##### **Colwell, Ernest J.**

Late of the Borough of Towanda (died February 4, 2018)  
Executrix: Jenny Colwell, 12 Rita Road, Yardley, PA 19067  
Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

##### **Merrill, Carol A.**

Late of Litchfield Township (died April 2, 2018)  
Executor: Stephen Merrill, 616 Lurcock Rd., Sayre, PA 18840  
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

#### SECOND PUBLICATION

##### **Hansen, Steven J.**

Late of Canton Township (died December 28, 2017)  
Administrator: Michael Hansen, 385 Rivernore Drive, Marietta, PA 17547  
Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Knowles, Shirley a/k/a Shirley Mae Knowles**

Late of Tuscarora Township (died February 15, 2018)

Executor: Timothy D. Knowles, 462 Edinger Hill Road, Laceyville, PA 18623  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

##### **Matthews, Barry K., Sr. a/k/a Barry Matthews**

Late of Canton Township (died March 23, 2017)  
Executrix: Barby Matthews, 689 Southside Road, Canton, PA 17724  
Attorney: Kenneth R. Levitzky, Esquire, P.O. Box 489, Dushore, PA 18614

##### **Saxton, Robert Earl a/k/a Robert E. Saxton**

Late of Granville Township (died February 8, 2018)  
Co-Executrices: Sandra S. Clink, 55 Lake Shore Lane, Columbia Cross Roads, PA 16914, Sharon S. Jones, 16 Townview Drive, Mansfield, PA 16933 and Susan S. Evans, 4 Danbury Circle, Litchfield, NH 03052  
Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

#### THIRD PUBLICATION

##### **Coolbaugh, Geraldine H.**

Late of 109 Chestnut Street, Athens (died March 3, 2018)  
Executrix: Dawn L. Maue, 302 N. Elmer Avenue, Sayre, PA 18840  
Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

##### **Dail, Margaret J.**

Late of Wysox Township (died February 13, 2018)  
Co-Executrices: Linda S. Dail, 1029 Mercur Hill Road, Wysox, PA 18854 and Wendy L. Wilson, 1313 Polo Run Drive, Yardley, PA 19067  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Goodenough, Kermit**

Late of Wyalusing Township (died February 9, 2018)

Executor: Robert Goodenough c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

**Gustin, Janice E.**

Late of Springfield Township (died February 8, 2018)

Co-Executors: John Grant Gustin and Cindy Gustin c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

**Machmer, Robert E.**

Late of Canton Township (died February 28, 2018)

Administrator: Michael J. Machmer, 841 Old Baltimore Pike, Newark, DE 19702  
Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

**Oliver, Francis J.**

Late of the County of Bradford (died January 18, 2018)

Executrix: Diana C. Oliver c/o Levene Gouldin & Thompson, LLP, 450 Plaza Drive, Vestal, NY 13850

Attorneys: Levene Gouldin & Thompson, LLP, 450 Plaza Drive, Vestal, NY 13850

**Williams, Maria M.**

Late of Wyalusing Borough (died January 8, 2018)

Executrix: Ruth God c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

**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, April 25, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

Tax Id Number (S): 4908602070000000.

Land Situated In The Borough of Towanda In The County of Bradford In The State of PA.

Beginning At A Point In The West Line Of Orchard Street, Said Point Being The Southeast Corner Of Lands In The Ownership Of Leroy Robbins And The Northeast Corner Of The Tract About To Be Conveyed; Running Thence Along The West Line Of Orchard Street, South Twelve (12) Degrees Thirty (30) Minutes East For A Distance Of One Hundred Sixty (160) Feet To An Iron Pin; Running Thence Along The North Line Of Ann Street South Eighty-One (81) Degrees Fifty (50) Minutes West For A Distance Of One Hundred Eleven (111) Feet To An Iron Pin; Running Thence North Thirteen (13) Degrees West For A Distance Of One Hundred Fifty Nine And 45/100 Feet (159.45) To An Iron Pin, Said Pin Being In The South Line Of Lands In The Ownership Of Leroy Robbins; Running Thence North Eighty-One (81) Degrees Thirty (30) Minutes East Along The South Line Of Said Robbins' Land For A Distance Of One Hundred Twelve And Two-Tenths (112.2) Feet To The Place Of Beginning.

Commonly Known As: 9 Orchard Street, Towanda PA 18848.

TAX PARCEL #:49-086.02-070.

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

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exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of QUICKEN LOANS vs. THOMAS J. TORSELL, JR. ADMINISTRATOR OF THE ESTATE OF THOMAS J. TORSELL.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
April 4, 2018

Apr. 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, April 25, 2018 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 Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin distant South 11 degrees, 5 minutes West, 151 feet from an iron pin set in the South line of Westbrook Street and running along the West line of lands of Bertha Gregory and the East line of lands of John and Gloria Douglas; running South 11 degrees, 5 minutes West, 155 feet along the West line of lands of Bertha Gregory to an iron pin for a corner; running thence North 78 degrees, 55 minutes West, 127 feet along Lot No. 1 to an iron pin for a corner; running thence North 11 degrees, 5 minutes East, 155 feet along the East line of a certain right of way to an iron pin for a corner; running thence South 78 degrees, 55 minutes East, 127 feet along the South line

of lands of John and Gloria Douglas to an iron pin, the point and place of beginning.

The above described premises are Lot No. 2 of the Pearl Strange and Mary Smith Subdivision as approved by Athens Township on June 28, 1989. The said map being prepared by Leonard T. Carver dated June 12, 1989.

The Grantees, their heirs and assigns do hereby grant and convey to the Grantees, their heirs and assigns, the right of way for ingress, egress and regress as more particularly set forth in the deed from Mary Smith and Freeman Smith, her husband, et al. to James Strange and Pearl Strange, his wife, the same to be shared in common with the Grantors herein, it is further covenanted and agreed that all of the covenants running with the land and shall be both a benefit and a burden on the premises retained by the Grantors herein and the premises conveyed by the Grantors herein.

The right of way above set forth is subject to the conditions of a certain right of way more recently set forth in a deed from Terry Lee Brown and Bonnie Lee Brown, his wife, to John Douglas and Gloria Douglas, dated May 30, 1986 and recorded June 4, 1986 in Bradford County Record Book 27 at Page 319.

Grantors grant and convey the said right of way in common with their rights. It is hereby covenanted and agreed that the Westerly 15 feet of the said lots shows to be subject to an easement in favor of the Grantors, their heirs and assigns for the width of 15 feet, the same constitutes an extension of the easement above set forth and the said easement to be held in common with the rights of the Grantees, their heirs and assigns set forth herein for the purpose of ingress, egress and regress over and across the said 15 foot strip of land extending from the lands of John and Gloria Douglas on the North to

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the Southwest corner of the lands hereby granted and conveyed.

PARCEL NO. 09-020.23-344-002.

BEING KNOWN AS 35 Strange Lane f/k/a 211 1/2 Westbrook Street.

BEING THE SAME PREMESIS which James Strange and Pearl Strange, husband and wife, by Deed dated July 21, 1989 and recorded March 11, 1991, in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Book 170, Page 848, granted and conveyed unto Randy Talada and Sandra Talada, husband and wife, in fee.

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 VANDERBILT MORTGAGE & FINANCE vs. RANDY TALADA & SANDRA TALADA.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
April 4, 2018

Apr. 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, April 25, 2018 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, with the buildings and improvements thereon erected situate, lying and

being situate in the Township of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Road No. 398, said point being the northwest corner of lands of Philipp A. Ratzler, et ux, now or formerly, and the northeast corner of the land about to be conveyed; thence South twenty-eight (28) degrees fifteen (15) minutes West two hundred seventy (270) feet more or less along lands of the said Ratzler, now or formerly, to the center of Patton Creek; thence along the center of Patton Creek North fifty-two (52) degrees thirty (30) minutes West eighty-three (83) feet to a point; thence at an angle North twenty-seven (27) degrees West twenty-three (23) feet to an iron pin located at the southeasterly corner of lands formerly of the said Ratzler, now of Rexford B. Eastabrook et ux, said point being the southwestern corner of the within described premises; thence through an iron pin, North twenty-eight (28) degrees fifteen (15) minutes East two hundred forty-six (246) feet along lands formerly of the said Ratzler, now of Rexford B. Eastabrook et ux, through an iron pin to the center of Township Road No. 398; thence along the center of Township Road No. 398, South sixty-one (61) degrees forty-five (45) minutes East one hundred (100) feet to the point and place of beginning.

UNDER AND SUBJECT to the ultimate width of right of way of any public highways roads or streets as well as to any and all easements, or utility rights of way visible upon the said premises hereby conveyed or affecting same as a matter of record.

Map and Parcel ID: 50-099.01-019-000-000.

Being known as: 129 Patton Hill Road, Towanda, Pennsylvania 18848.

Title to said premises is vested in Richard W. Allen and Mary M. Allen by deed from

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A. Marie Ferris, widow dated August 2, 1977 and recorded August 18, 1977 in Deed Book 649, Page 543.

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 FINANCE OF AMERICA REVERSE vs. RICHARD ALLEN & MARY ALLEN.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
April 4, 2018

Apr. 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, April 25, 2018 at 10:00 o’clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Towanda Borough, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at the Northeast corner of lands of Wallace and Francine McNeal, now or formerly, in the Western lie of Mechanic Street and being the Southeast corner of the premises herein conveyed; thence along the Western line of Mechanic Street in a Northwesterly direction 200 feet to a point; THENCE in a Southwesterly direction along lands of Margaret Whyte Hatch, now or formerly, 200 feet to appoint; thence in a

Southeasterly direction along lands of Margaret Whyte, now or formerly, 200 feet to a point; thence in a Northeasterly direction along lands of Margaret Whyte hatch, now or formerly, said Wallace and Francine McNeal, now or formerly, 200 feet to the place of beginning.

BEING AND INTENDING to convey Lot Nos. 2,3,4,5 and a strip of land approximately 50 feet by 200 feet along the Southwesterly side of said Lots Nos. 2,3,4 and 5 on map in partition deed between T.C. Delane and William A. Chamberlain and James Wood, recorded March 12, 1884 in Bradford County Deed Book 156 at Page 108.

BEING KNOWN AS 31 Mechanic Street, Towanda, PA 18848.

BEING TAX PARCEL NO. 48/086.03/064/ 000 000.

BEING the same premises in which Edward S. Bacorn and Lisa A. Bacorn, Husband and Wife, by deed dated 01/04/2012 and recorded 01/11/2012 in and for the County of Bradford, Commonwealth of Pennsylvania, recorded at Instrument No. 201200734, granted and conveyed unto Charles Gross, a sole owner.

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 MORTGAGE ACQUISITION vs. CHARLES GROSS.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
April 4, 2018

Apr. 3, 10, 17