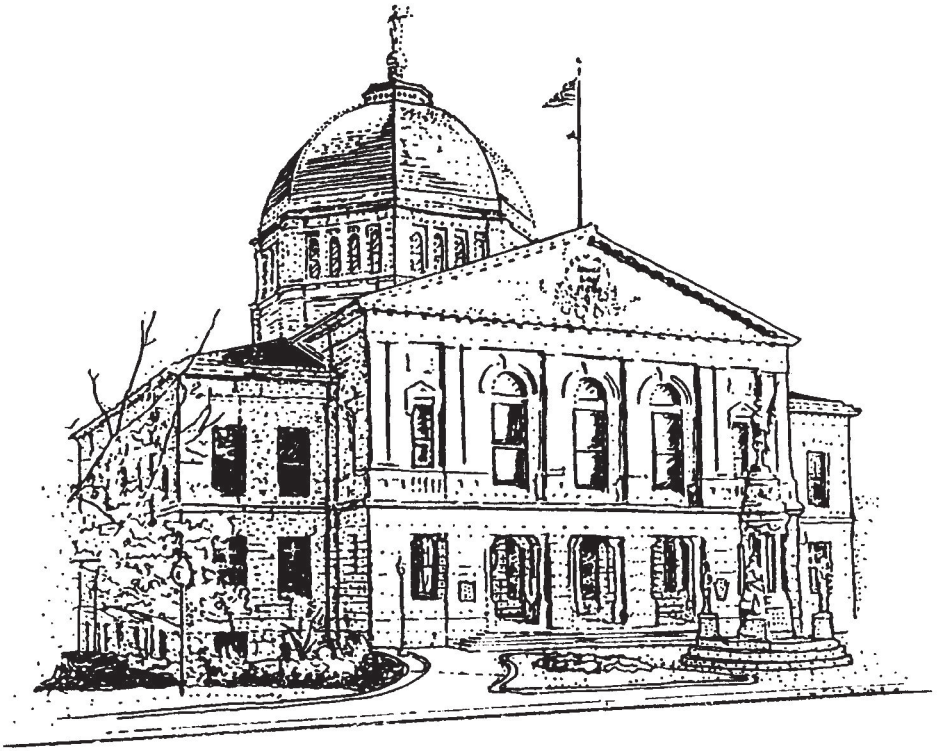


Bradford County Law Journal

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Vol. 5 Towanda, PA Tuesday, May 7, 2013 No. 436



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

BRADFORD COUNTY COURT CALENDAR

May 13, 2013 through May 17, 2013

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Monday, May 13

8:30 am	Formal Arraignments—Com. of PA v.		
Custer	CR-0000261-13	Felton	CR-0000260-13
	CR-0000044-13	Kelley	CR-0000295-13
	CR-0000069-13	Kelley	CR-0000300-13
Bardo	CR-0000288-13	Klinger	CR-0000298-13
Belles	CR-0000296-13	McClintic	CR-0000263-13
Belles	CR-0000297-13	Morgan	CR-0000279-13
Belles	CR-0000299-13	Reynolds	CR-0000257-13
Briggs	CR-0000283-13	Scarberry	CR-0000259-13
Craft	CR-0000294-13	Sutton	CR-0000264-13
		Yates	CR-0000262-13
9:00 am	ARD Court	Com. of PA v. Perry	CR-0000185-13
	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Martinez	CR-0000510-12
		Com. of PA v. Martinez	CR-0000531-12
11:00 am	Omnibus Pre-Tr. Hrng.	Com. of PA v. Dudock	CR-0000991-12
12:00 pm	Answer/Response Withdraw as Counsel		
		Borden v. Borden	2012FC0627

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.

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

Triggs, Barbara

Late of Athens Borough (died April 18, 2013)

Executor: Patrick J. Barrett, III c/o Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

Attorney: Patrick J. Barrett, III, Esquire, 96 Hayden Street, Sayre, PA 18840

SECOND PUBLICATION

Adams, Jean C.

Late of Athens Borough (died April 5, 2013)

Executor: Gayle L. Adams c/o Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

Ball, Michael

Late of Athens Township (died April 17, 2013)

Executrix: Susan Seck, 2312 Riverside Drive, Sayre, PA 18840

Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

Hopkins, Phyllis L.

Late of Athens Borough (died April 5, 2013)

Co-Executors: Ralph Hopkins, III and Jonathan P. Foster, Jr. c/o Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 2268 Elmira Street, P.O. Box 400, Sayre, PA 18840, (570) 888-1529

McSparron, Faith L.

Late of Sayre Borough (died April 10, 2013)

Administrator: Richard W. McSparron, 3937 Sailboat Landing #718, Virginia Beach, VA 23452

Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

Mosier, Grace U.

Late of Standing Stone Township (died February 27, 2013)

Administrator: Ray W. Mosier c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Spencer, Marjorie M.

Late of Albany Township (died July 2, 2011)

Executors: Michelle McMahon and Douglas R. Sterner c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

THIRD PUBLICATION

Isbell, Aileen E.

Late of Columbia Township (died March 24, 2013)

Co-Executors: Leslie Isbell, 2827 Saint Albans Drive, Sinking Spring, PA 19608 and Steven Isbell, 3643 St. Rte. 69, Tabor, NY 13471

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

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Kobbe, Durwood F.

Late of Overton Township (died March 4, 2013)
Executrix: Shirley C. Kobbe, 257 Overton Road, New Albany, PA 18833
Attorney: Julie Gavitt Shaffer, Esquire, Attorney at Law, P.O. Box 549, Dushore, PA 18614

Lamphere, Lynette G.

Late of Monroe Township (died December 3, 2012)
Executrix: Penny Lamphere 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

Van De Mark, Doris O.

Late of Wilmot Township (died March 23, 2013)
Co-Executors: Loran Jon Van De Mark, 994 Douglas Road, Sugar Run, PA 18846 and Sherelle Mapes, 1801 Fisk Road, Wyalusing, PA 18853
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Wheeler, Jane C.

Late of Canton Township (died January 27, 2013)
Executrix: Cheryl A. Wheeler, 362 Newell Road, Canton, PA 17724
Attorneys: Gary L. Black, Esquire, Lepley, Engelman & Yaw LLC, 238 Troy Street, P.O. Box 127, Canton, PA 17724

**NOTICE OF ADMINISTRATIVE
SUSPENSION**

NOTICE IS HEREBY GIVEN that Jayme Toner Fye of Tioga County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated April 4, 2013, pursuant to Rule 111(b), Pa.

R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective May 3, 2013 for Compliance Group 2 due August 31, 2012.

Suzanne F. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

May 7

**NOTICE OF PROFESSIONAL
CORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed in the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania.

(1) The name of the corporation is:
GUTHRIE SPECIALTY
PHYSICIANS, P.C.

(2) The corporation has been incorporated under the Professional Corporation Law.

(3) The Corporation is organized and operated exclusively for: charitable, scientific and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code (the "Code"). In furtherance of the foregoing purposes, the Corporation shall be operated to further the charitable and healthcare purposes of Guthrie Health, and its exempt affiliates described in Section 501(c)(3) of the Code, including for such purposes:

(a) Practicing medicine and surgery through duly licensed physicians and surgeons, and related professional and ancillary staff as permitted under the laws of this Commonwealth;

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(b) Furnishing, when necessary, laboratory, anesthesiology, radiology and clinical services in support of such medical and surgical practice;

(c) Engaging in education, study, research and scientific development in fields of medicine, surgery, medical arts and sciences, and the physical and life sciences generally; and

(d) Studying and investigating the nature, etiology, diagnosis and therapy of diseases.

(4) The corporation's Articles of Incorporation were filed on April 22, 2013.

STEVENS & LEE

620 Freedom Business Center

Suite 200

P.O. Box 62330

King of Prussia, PA 19406

May 7

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 29, 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 situate in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the Northerly line of Edward Street, marked by an iron pin, at the Southeast corner of land of Guy May, formerly or now, running thence North 3 degrees 30 minutes West along the East line of said May land, 95 feet to a point, marked by an iron pin, in the South line of land of E. J. Winters; running thence North 86 degrees 13 minutes East along the South lines of lands of said E. J. Winters, Fred Sumner and Donald White, 89.2 feet to a point,

marked by an iron pin, in the Northerly line of said Edward Street; running thence on a curving line Southwesterly along the Northerly line of said Edward Street, 130 feet to the place of beginning.

Being all of Lot No. 6 and a 10 foot strip from the Easterly side of Lot No. 5 of the 'Hill Plot', as recorded in Bradford County Book of Maps at page 73.

TITLE TO SAID PREMISES VESTED IN Donald W. Hilty, II and Kimberly M. Hilty, his wife, by Deed from Wayne R. Harding and Julie A. Harding, his wife, dated 08/24/2006, recorded 09/01/2006 in Instrument Number 200611153.

Premises being: 116 EDWARD STREET, ATHENS, PA 18810-1630.

Tax Parcel No. 05-020.11-207-000-000.

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 WELLS FARGO BANK vs. DONALD HILTY & KIMBERLY HILTY.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

May 8, 2013

May 7, 14, 21

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 29, 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 situate, lying and being in the Township

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

ON the North by lands of John J. Layman formerly, now of Wanda Gloskler; ON the East by lands of Doletta McHenry Simpson, now by J. Gordon Anthony et ux; ON the South by the public highway; and ON the West by lands of James Allen.

TITLE TO SAID PREMISES VESTED IN Shannon L. Searfoss, single and Richard E. Kalinowski, II, single, as joint tenants with right of survivorship, by Deed from Valerie Raupers, single, dated 04/24/2008, recorded 04/29/2008 in Instrument Number 200805189.

Premises being: 208 SMITHFIELD ROAD, RR 2 BOX 293R aka 7663 ULSTER ROAD, ULSTER, PA 18850.

Tax Parcel No. 55-060.03-073-000-000.

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 CITIFINANCIAL SERVICES vs. RICHARD E. KALINOWSKI, II & SHANNON SEARFOSS.

Clinton J. Walters, Sheriff
Sheriff's Office

Towanda, PA

May 8, 2013

May 7, 14, 21

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 29, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

Exhibit "A"

LEGAL DESCRIPTION

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

Lot No. 1:

Commencing at a point marking the southwest corner of a parcel conveyed in December, 1966 by Sophia Delores McArdle to Bernard L. Winiecki and running thence 09 degrees 40 minutes West, 487.75 feet to an iron pin; thence North 86 degrees West 70 feet to an iron pin; thence South 09 degrees 40 minutes East 487.75 feet to a point marking the southwest corner of the parcel previously conveyed by Sophia Delores McArdle to Bernard L. Winiecki and Veronica F. Winiecki; thence South 86 degrees East 70 feet to the place of beginning. Since the deed in the chain of title dated December 1966, (see Deed Book 580 at Page 863) two of the courses and distances have been erroneously omitted from the description of this lot. The description corrects said omission.

Containing approximately 0.782 acres of land.

Also granting to the party of the second part, on easement and right to use a roadway along the east portion of McArdle's property, running from Township Road No. 759 into McArdle's property; and also for party of the second part to use the present road running east and west across the McArdle's property in the vicinity of the well site for the purpose of ingress and egress to the parcel hereby conveyed to the party of the second part.

Lot No. 2:

Beginning at a pin set in the northeast corner of the lands herein described said point being the northwesternmost corner of lands conveyed by Larry Finnerty, et ux., to Phillip Gush by deed dated September 29, 1989 and recorded in Bradford County Deed

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Book 130 at Page 707. Thence, along line of land now or formerly of Janet M. Davis, South 09 degrees 27 minutes 39 seconds West 488.24 feet to a pin, the southernmost point of the land herein described and the southwesternmost corner of the land now or formerly of Janet M. Davis; thence along line of lands now or formerly of David A. Westlake, et us., North 05 degrees 47 minutes 53 seconds West, 431.86 feet to a pin; thence North 67 degrees 15 minutes East 134.33 feet along line of lands now or formerly of David A. Westlake and touching a certain private roadway of access, 134.33 feet to a pin, the place of beginning.

Containing 27,745.85 square feet, or .636 acres, more or less.

Being and intending to described a triangle piece of land identified as Lot No. 2 on the survey of lands of Sophia McArdle Estate by John W. Ward, Registered Surveyor, Canton, Pennsylvania, Surveyor No. 22843-E and being Map No. W-17 dated August 24, 1989.

Together with a certain right of way to be used by the grantees here, their heirs and assigns, in common with former grantors, their heirs and assigns, the same being 50 feet in width and the centerline being as follows:

Beginning at a point on the centerline of Township Road No. T-759, approximately 100 feet westerly of the northeasternmost corner of lands now or formerly of Phillip Gush; thence following the existing driveway, South 33 degrees 52 minute 05 seconds East 85 feet; thence South 36 degrees 47 minutes 41 seconds West 94.0 feet; thence South 11 degrees 53 minutes 51 seconds West 37.4 feet; thence South 04 minutes 32 minutes 24 seconds East 54.3 feet; thence South 34 degrees 23 minutes 49 seconds East 120.99 feet to a point on the northernmost boundary line of land of former grantee as conveyed by Larry D. Finnerty, et ux.

Being and intending to described a certain right of way depicted on the survey of

land of Sophia McArdle Estate by John W. Ward, Registered Surveyor, and being Map No. W-17 dated 24 August 1989.

Being the same premises which Ronda J. Bouse, single, by deed dated March 1, 2011 and recorded March 2, 2011 in and for Bradford County, Pennsylvania, Instrument #201105904, granted and conveyed unto Nathan J. Kerr, married.

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. NATHAN KERR.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

May 8, 2013

May 7, 14, 21

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 29, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

The land referred to in this policy is situated in the STATE OF PENNSYLVANIA, COUNTY OF BRADFORD, TOWNSHIP OF WARREN, and described as follows:

ALL THAT CERTAIN parcel of ground situate in the Township of Warren, Bradford County, Commonwealth of Pennsylvania, as more fully described in Deed Instrument #200202278, ID# 56-038.00-082-001, being known as designated as:

BEGINNING at a point in the center of State Route 699 said point of beginning

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being on the common division line of Lot 16 and 17; thence leaving the center of State Route No. 699 and along the common division line of Lot 16 and Lot 17; North 24 degrees 32' East 873.61 feet to an iron pin set on the common division line of Lot 15 and Lot 17; thence along the common division line of Lot 15 and 17; South 82 degrees 45' East 350 feet to an iron pin set on the common division line of Lot 17 and Lot 18; thence along the common division line of Lot 17 and Lot 18; South 14 degrees 16' West 1,109.69 feet to a point in the center of State Route No. 699; thence along the center of State Route No. 699 the following two courses and distances (1) North 52 degrees 58' West 200.06 feet to a point (2) North 51 degrees 48' West 350 feet to the point of beginning.

APN:56-038.00-082-001-000.

TAX PARCEL #: 56-038-00-082-001-000.

BEING KNOWN AS: 590 Warren Center Road, Warren Center, PA 18851.

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 NATIONAL ASSOCIATION vs. SCOTT BOND, SUSAN BOND, ROBERT GEARY & ROBERT GEARY—Executor of the Estate of Christine Geary, deceased.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

May 8, 2013

May 7, 14, 21

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, May 29, 2013 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 Standing Stone, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the common intersecting point of lands of Michael McKilligan and Richard Stevens, now or formerly, the centerline of Township Rt. 602, and the northeast corner of the herein described parcel; thence proceeding along the centerline of Township Rt. 602 the following two courses and distances: (1) South 06 degrees 14' 07" West 168.79 feet to a point and (2) South 09 degrees 47' 15" West 70.63 feet to a point marking the southeast corner of the herein described lot; thence leaving said centerline and proceeding through lands of the grantor herein the following two courses and distances: (1) North 63 degrees 29' 21" West 252.12 feet to a point marking the southwest corner of the herein described lot no (2) North 16 degrees 47' 40" East 347.92 feet crossing the Claverack Electric service line to a set pin marking the northwest corner of the herein described lot; thence proceeding along lands of Michael McKillingan and Richard Stevens, now or formerly, and along a hedgerow and fence, South 36 degrees 44' 13" East 259.84 feet through a set pin to the point and place of beginning.

BEING KNOWN AS: RR2 Box 60A Tamarack Road, Wysox, PA 18854.

PROPERTY ID NO.: 43-088.00-121-002.

TITLE TO SAID PREMISES IS VESTED IN Thomas Stroud and Olivia Stroud, husband and wife BY DEED FROM Frederick L. Hunt and Roberta I. Hunt, his wife DATED 06/25/2003 RECORDED

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07/17/2003 IN DEED BOOK Instrument
Number: 200310530.

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 vs. OLIVIA STROUD, THOMAS STROUD.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
May 8, 2013

May 7, 14, 21