

Bradford County Law Journal

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Vol. 9

Towanda, PA Tuesday, April 4, 2017

No. 14



The Court: The Honorable Maureen T. Beirne, President Judge
 The Honorable Evan S. Williams, III, Judge

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

Com. of PA v. Shaw 8

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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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

Moody, Donald H., Jr.

Late of the Township of Wilmot (died February 23, 2017)

Co-Executrices: Janis Proski and Deidre Simpson c/o Aaron D. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657

Attorney: Aaron D. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657

Warner, Vina M.

Late of Litchfield Township

Executor: Dale E. Warner c/o Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011

Attorneys: Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011, (717) 975-9446

SECOND PUBLICATION

Chaffee, Dennis L.

Late of Orwell Township (died March 3, 2017)

Executrix: Christine A. Chaffee, 32068 Route 187, Rome, PA 18837

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

Cheresnowski, Emilie P. a/k/a Emilie L.

Cheresnowski a/k/a Emilie C. Cheresnowski

Late of Athens Township (died February 25, 2017)

Co-Executors: Stephen J. Covey, 11696 Sheshequin Road, Athens, PA 18810 and Regina Callar, 528 Main Street, Waverly, NY 14892

Attorney: Frances W. Crouse, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Strange, Charles T.

Late of Athens Township (died November 14, 2016)

Executrix: Susan E. Hartley, Esquire, 320 South Main Street, Athens, PA 18810

Attorney: Susan E. Hartley, Esquire, 320 South Main Street, Athens, PA 18810

THIRD PUBLICATION

Stern, Rebecca L.

Late of Athens Borough (died January 24, 2017)

Co-Administratrices: Patricia L. Stern, 607 Wells Avenue, Athens, PA 18810 and Alison K. Novak, 208 Willow Street, Athens, PA 18810

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

REGISTER'S NOTICE

0815-0164 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF MARTIN C. LENZ, Administrator DBNCTA of the Estate of Barbara C. Lenz, late of Sayre Borough, Bradford Co., PA.

Shirley Rockefeller
Register of Wills

Apr. 4, 11

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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 26, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL 49-086.01-098-000-000.

ALL those certain lots, pieces or parcels of land situate, lying and being in the Borough of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: Bounded on the north by lot of Spencer, now or formerly, on the east by lands of Raymond DeFlaun, now or formerly; on the south by lands of Marry E. Bartlett Estate, now or formerly; and on the west by Watts Street, being 57.88 feet on Watt Street.

LOT NO. 2: ON the north by a lot formerly conveyed to Maria T. Kniffen; on the east by lands of N. N. Betts as Trustee, now or formerly and E. Overton, now or formerly; on the south by lands of Mary E. Bartlett, now or formerly, and on the west by Watt Street, and being the north half of Lot #1 as shown in Deed Book 331 at page 332.

The two foregoing lots are commonly known as Nos. 26 and 28 Watts Street and with 115.76 frontage on Watt Street, being more fully described as follows:

BEGINNING at a point in the east line of Watt Street, said point being the north side of an alley immediately north of lands of James Fleming, now or formerly; thence in a northerly direction along the east side of Watt Street for a distance of 115.76 feet to place of beginning; run thence in an easterly direction for a distance of 86.5 feet to lands of Raymond DeFlaun, now or formerly; run thence in a northerly direction along the west

line of the said DeFlaun property, now or formerly, for a distance of 116 feet to a point; run thence in a westerly direction a distance of 86.5 feet to the east line of Watt Street; run thence in a southerly direction along the east line of said Watt Street a distance of 115.76 feet to place of beginning; this description being predicated on a survey made by Hiram E. Bull, County Surveyor, on the 25th day of February, 1902.

So far as the Grantors are aware, no hazardous waste is presently being disposed or has ever been disposed of on the above described property by the Grantors or any other party.

TAX PARCEL #49-086.01-098 -000-000.

BEING KNOWN AS: 28 Watts 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 M & T BANK vs. TONYA S. AYERS.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 5, 2017

Apr. 4, 11, 18

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 26, 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 in the Borough of Sayre, County of

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Bradford and State of Pennsylvania, bounded and described as follows:

Beginning at a corner in the south line of Draper Street 204 feet west from a corner in the west line of Spring Street; thence S. $5^{\circ} 10'$ E. 171 $\frac{6}{10}$ feet to land of W. Tew (formerly); thence S. $84^{\circ} 6'$ W. 40 feet to a corner in Tew (formerly) line; thence N. $5^{\circ} 10'$ W. 172 $\frac{1}{10}$ feet to a corner in S. line of Draper Street; thence along south line of Draper Street 40 feet to the place of beginning, being Lot Number 7 of the Adamy plot of O.B. Spring Estate, made by N.F. Walker, Oct. 24, 1901.

Also all that other certain lot, piece or parcel of land, situate in the Borough of Sayre, County of Bradford and State of Pennsylvania, bounded and described as follows:

Beginning at a point in the south line of Draper Street, distant one hundred and ninety (190) feet westerly from the intersection of the south line of Draper Street with the west line of Spring Street; thence south $16^{\circ} 14'$ east one hundred and seventy-one (171) feet to the northerly line of lands of William Tew (formerly); thence south $84^{\circ} 6'$ west seventeen and one-tenth (17.1) feet along said Tew's (formerly) line to a corner; thence north $5^{\circ} 10'$ west one hundred seventy-one and six tenths (171.6) feet to the south line of Draper Street; thence north $84^{\circ} 50'$ east along the south line of Draper Street fourteen (14) feet to the place of beginning. Being part of Lot No. 5 of the Adamy Plot.

Title to said Premises vested in Wendy Palfreyman by Deed from Ren Allen Titus, as attorney-in-fact for Albert R. Titus, single dated September 3, 2004 and recorded on September 10, 2004 in the Bradford County Recorder of Deeds as Instrument No. 20411479.

Being known as: 103 Draper Street, Sayre, PA 18840.

Tax Parcel Number: 35-007.06-030-000.

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. WENDY PALFREYMAN.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 5, 2017

Apr. 4, 11, 18

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 26, 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 and being in the BOROUGH OF SOUTH WAVERLY, COUNTY OF BRADFORD, and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

BEGINNING at an iron pin on the east side of Loder Street where it intersects with the south line of Pleasant Street; thence South 80 degrees 30 minutes East a distance of 129.8 feet to an iron pin located on the northwest corner of lands now or formerly of Mary Shopia Connolly; thence along the west line of Connolly's, now or formerly, land South 9 degrees 30 minutes West a distance of 87 feet, more or less, to an iron pin; thence through the lands of now or formerly of Dominic Petrocco and Della W. Petrocco, North 80 degrees 30 minutes West a distance of 178.3 feet to an iron pin located on the east line of Loder Street; thence along the east line of Loder Street, North 39 degrees East a distance of 99.4 feet to an iron pin and the place of beginning.

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BEING AND INTENDING to describe Lot No. 16 and the northerly half of Lot No. 43 as set forth on a survey prepared by George K. Jones, County Surveyor, made September 7, 1959, and bearing No. 4004.

BEING AND INTENDING to describe the same premises as conveyed to Anthony C. Fascinella and Jacquelyn Ann Fascinella, his wife by deed from Dominic Petrocco and Delia W. Petrocco, his wife, said deed dated July 23, 1960 and recorded July 25, 1960 in Bradford County Record Book 551 at Page 230. Jacquelyn Ann Fascinella departed this life on September 23, 2010 leaving Anthony C. Fascinella fully vested in the property.

Commonly known as: 368 Loder Street, Sayre, PA 18840.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Fascinella and Ann M. Fascinella, by deed from Michael Anthony Fascinella was recorded 08/27/14, in the Bradford County Recorder of deeds as Instrument No 201419689.

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 NEW YORK MELLON vs. MICHAEL FASCINELLA.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 5, 2017

Apr. 4, 11, 18

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 26, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece of 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 in the north line of Third street, said point being marked with an iron pin and said point being the southeast corner of the lot described and southwest corner of lands now or formerly of Joseph Peters (peter's deed reference—land record book 313 at page 251);

CONTINUING thence 34 degrees 39 minutes 47 seconds east a distance of 187.90 to an iron pin for a corner;

THENCE north 56 degrees 57 57 seconds west a distance of 130.13 feet to a pin set for a corner;

THENCE south 34 degrees 46 minutes 58 seconds west 187.92 feet to a pin found for a corner;

THENCE along the north line of Third street south 56 degrees 57 minutes 57 seconds east a distance of 130.52 feet to the point of beginning.

CONTAINING 24,478.00 square feet or 0.562 acre of land as described in as shown on a survey map prepared by Joyce Surveying & Mapping Associates bearing instrument no. its-1 #AK0145, plan #JS9507D dated March 20, 1995, and approved as a subdivision by the Athens township planning commission on April 26, 1995 and reviewed by the Bradford county planning commission on May 2, 1995. Said map was recorded in the Bradford county register & recorder's office on May 2, 1995 in Drawer 31 at map 27.

TITLE TO SAID PREMISES IS VESTED IN TODD I. MINIER AND COLLEEN M. MINIER, H/W, THEIR HEIRS AND ASSIGNS, by Deed from

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MICHAEL JOHN REAGAN AND AMY
LIN REAGAN f/k/a AMY LIN SMITH,
H/W, Dated 10/29/2002, Recorded
10/30/2002, Instrument No. 200214106.

Tax Parcel: 09-007.07-012-000-000.

Premises Being: 145 Third Street a/k/a
239 Robb Street, Sayre, PA 18840.

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 NEW YORK MELLON
vs. TODD MINIER & COLLEEN MINI-
ER.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
April 5, 2017

Apr. 4, 11, 18

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SEARCH UNCLAIMED PROPERTY

Bradford County has unclaimed property waiting to be claimed.

For information about the nature and value of the property,
or to check for additional names, visit www.patresury.gov

Pennsylvania Treasury Department, 1-800-222-2046.

Notice of Names of Persons Appearing to be Owners of Abandoned and Unclaimed Property

Bradford County

Listed in Alphabetical Order by Last Known Reported ZIP Code

16914

Bastion Vannoy Ginger M
Beardslee Timothy
Chamberlain Wood Sandra
Hunt Andrew L
Longhorn Texas
Lulevitch Frank Jr
Richter Edward J
Richter Francis
Saurez Carole Richter
Smith Trucking
Tomko Billy D
Watkins Joshua J

16925

Billbrey Chris
Bodine Kathrin
French Robert D
Green Travis
Liretre Linwood Jr
Minnick Brian Keith, Kathy Jo
Morgan Barbara
Phillips Donna J
Sandor Betty Jane
Somers Estelle, John L
Stage Brian A
Watts Kenneth
Wheeler Jason F

16947

Baxter Howard
Beardslee Edward
Bense William, Bruce

Campbell Mary B
Chang C H
Cotton Patrick
Draper Darold, Edna
Eddy Judy
Fethers Roger A
Fitch Cody
Franklin Edith M
Hartnett Kevin
Hoose Harold F Jr
Humpal Timothy Jr
King Kyle G
Kuyper Dottie, Jack
Kuyper Lvg Trust 7/24/95
Lundstrom Barbara
Malehom Jennifer M
Northern Tier Ovhd
Orris Billy
Patry Ivan P
Renna Anthony
Sacred Hermitage
Sparling Barry L
Spencer Shirley M
Staudt Lori L

17724

Betsy Lynch Irrev Trust
Carpenter Milford L Jr
Castle Auto
Cornell Frank L
Dougherty Margaret
Energy Services LLC
Hamilton Belinda R

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Holcomb John P
Hubinsky Valerie H
Jennings Melissa L
Jennings Nathan
Lynch Mary E
Lyon Albert J Jr, Joanne D
Machmer Chelsea
Mcperson Alice M
Schoonover George W
Taylor Garry T
Thomas Cleora
Vannoy James V
Vanryn Roger H
Wheeler Scott A Sr

18810

Alderman Bonnie J
Babcock John
Basso Carl S
Benish Bruce
Bowen Kathryn
Brown Adam
Croft Ford Inc
Dandy Mini Marts Inc
Eschenburg Daniel
Fisher Joan M
Fuller Mary F
Gillingham Susan J
Gohn Albert E III
Kase Richard R
Lafferty Kendra A
Maryott Marley
Norton Laurie-Beth
Norton Loribeth
Rogers Theron
Saxon Kevin L
Scrivens Raymond A
Struble Lenard L
Tenant Life
UW Martha-Jo Harding-Dewalt UA
02/23/04
Walter Charles M
Wright Mark
Wright Thelma D
Young Robert

18814

Dodge Donald L

Smith Joseph

18829

Baldwin Everett E
Matoushek Karen C
Wallikas Andrew C, Geneva

18831

Cole Phyllis, Earl
Mhm A Nursing Corp
Wallner Jacqueline

18832

Delp Jennifer A
Getz Michelle L
Hipple Maureen A, Joseph A
Mcnelly Robert H Est
Nolan George J
Reed Suede
Reynolds Lisa L
Rules Laura B
Smith Eleanor H
Smith Scott E

18833

Eberlin Dolores A, Zade Q
Barr Daniel L
Brown Kelly S
Larkin Irene
Manuel Devaughn R
Stokes Lewanda
Tuttle Ronald

18837

Babcock David E, Kathy E
Cook Donald M
Cook Ronald T
Deloach Billie Leah, Jerry
Farm Camp Lowy Brower Shunan
Harris Donald W, Joshua A
Kithcart Jennifer
Lewis Douglas S
Middaugh David M
Painter Christopher J
Valoroso Stephen
Vanderpool Thomas L Est
Vega Alex
Victory James

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18840

Austin Michael C
Ayers Mitchell Est
Babcock Russell
Ball Nick
Bennett Brian K
Briggs Thomas
Buckley Paulett D
Burkhart John
Carlin Weber Daran J
Chris Z Suttons Garage & Towing
Clark Harry E
Clayton Karen O, John R
Cook Donald E
Corter Paul
Crocker Emily A
Croft Ford Inc
Crouse Charles J Jr, Beverly
Davis Joann
Dellavalle Kathleen
Desisti Ann C
Dougherty William
Dugan Connor
Fawzi Ahmed A
Fredenburg Marjorie
Goldberg Jason L
Guinan Joseph
Hakes Jack
Hibba Dorothy A
Hulings Timothy
Jtwros George M
Keener Caroline L
Kelley Helen J
Knapp Gloria
Lewis Ronald P
Lynch Joseph L
Mccabe Edward F
McDonald Mary Elizabeth
Mcgettigan Janice L
Mckinery William G
Mincher Michelle
Minton Mitchell
Nobles Theresa
Peterson Robert
Phelps Thomas E
Pruyne Thelma A
Reyes Richard

Rinus Diane A
Ropp Patricia A
Seccia Michael S
Sharad Chandrika
Smith Victoria
Stumph Robert D Jr
Taylor Dalbert M Jr
Tuttle Vesta C
Veilleux Katie A
Wandell Crystal R
Wayman Daniel J
Wise Kimberly L, Kenneth A
Wiseman Lucinda
Zingeser Liza

18845

Campbell Christopher M
East Herrick Cemetery Assn
Scavazzo Vincent
Wildrick David A

18846

Curry Thomas

18848

A P Support Inc
Barnett Tonya R, Paul
Barrett Corbett Kathleen
Barto Melinda S
Beckmann Evelyne
Blockburger Jason S
Brown Donna C
Brown Michael J, Doris
Bull Amy M
Burton Benjamin Est Jr
Calaman Nicole C
Ceraolo Lisa E
Cobra Ntpt E
Cool Alfred A
Coolbaugh Charles M
Cox James M
Dandy 32 Rushboro LL
Davis Helen J
Dougherty Joseph R
Dulaney Clayton L
EMTA NTPT
Fairchild Richard P
Forbes Clara L

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Furey Daniel P
Gates Charlotte
Goodrich Kenneth B MD
Grover Jamie
Hollenback Leah
Innes Franklin B, Ruth R
Innes Susan B
Judson Colleen
Kennedy Kenneth D
Kissell Family Trust
Knecht Jeffrey J
Lambert Robert
Lent Thomas E
Leonard Marie
Marjorie Mills
Mcguire Darlene M
Miller Stanley T
Monahan Joseph J
Natural Land Partners
Patterson Michael
Perry Rhonda
Pierce George
Pitcher Jeffrey C
Process Piping & Construc
Prusack Nicholas
Roof Regina M, John M
Russell Brian E
Shenise Raymond J
Space Lela, Paul
Stewart Sara
Swick Russell
Thomas Larnard
Thomason Christian M, Eric A
Vanderpool Louis A
Washburn Dorothy C
Winter Conrad J, Sharon J
Yaremko Marjorie
Yaremko Stephen A

18850

Dicks Construction

Eleniewski Deborah B
Lewis Sarah J
Renninger Melissa
Smith James M
Wagenez Wayne Jr
Wagenez William

18851

Pendletons Valley Homestead Family
Limit
Vrabel Joel

18853

Earl Michael
Ferris Derick C
Fisher Skyanne
Fluck Dianne
Genoble Gina J, Gary J
Jannone John J
Mihalek Linda K
Molyneux Donna
Raymond Joshua
Rivera Linda V
Saxon Joel E, Joel M
Schoonover Alexis E
Schoonover Zackary
Short Staci L
Sperlazzo Arinda V
Teel Edward O
Vanderpool Douglas
Warfle Leslie
Whipple Gail D

18854

Barbara Grimes
Dandy Mini Mart #6
Governale Pete
Lattime Margaret
Mitchell Elberta J
Pelton Mary
Roof Margaret E
Sidney Frederic C

*For information about the nature and value of the property,
or to check for additional names, visit:*

www.patreasury.gov | 1.800.222.2046

Apr. 4