



## BRADFORD COUNTY LAW JOURNAL

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### BRADFORD COUNTY COURT CALENDAR

June 19, 2017 through June 23, 2017

(Subject to Change)

**Hon. Maureen T. Beirne, Judge**

#### Monday, June 19

9:00 am	Permanency Review Hrng.		DP-0000037-16
	Permanency Review Hrng.		DP-0000038-16
9:30 am	Bail Pending Apl.	Com. of PA v. Roof	CR-0000186-17
10:30 am	Omnibus Pre-Tr. Hrng.	Com. of PA v. Ingram	CR-0000770-16
2:00 pm	Appoint Guardian Hrng.	In Re: Bowman	19ORPHANS2017
2:30 pm	Contempt Hrng.	King v. King	2015FC0353
3:00 pm		Benjamin v. Benjamin	2016FC0417
4:00 pm	Meeting		MEMORIAL

#### Tuesday, June 20

8:30 am	Prot. From Abuse	Teeter v. Matushin	2017FC0254
9:00 am	Adjudicatory Hrng.		JV-0000138-16
9:30 am	Permanency Review Hrng.		DP-0000033-15
10:00 am	Permanency Review Hrng.		DP-0000049-13
10:30 am	Prot. From Abuse	Kithcart v. Casselbury	2017FC0113
10:45 am		Brown v. Thome	2017FC0278
11:00 am		Welch v. Welch	2017FC0271
1:00 pm	Contempt Hrng.	In Re: Karnes	13ORPHANS2012
3:00 pm	Criminal Post-Tr. /Sentencing Hrng.		
		Com. of PA v. Gladfelter	CR-0000094-17
4:00 pm	Meeting		2017CHILDREN'S R.T.

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### 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

##### **Cole, Janis S. a/k/a Janis L. Cole**

Late of Columbus Township (died April 28, 2017)

Executrix: Christy K. Pazzaglia, 3796 Sopertown Road, Columbia Cross Roads, PA 16914

Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Phillips, Samuel J. a/k/a Samuel Joseph Phillips**

Late of Rome Township (died March 28, 2017)

Executor: Albert J. Bryniarski, 500 Merry Go Round Rd., Rome, PA 18837

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

#### SECOND PUBLICATION

##### **Champluvier, Elston P.**

Late of 256 Canal Street, Towanda (died April 14, 2017)

Executor: Nicholas R. Davidson, 245 Oak Ridge Dr., Unit 104, Towanda, PA 18848

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

##### **Heavlow, Sandra E.**

Late of Bradford County

Executrix: Danielle L. Miller c/o Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

##### **McDonald, James Herbert a/k/a James H. McDonald**

Late of Athens Borough (died March 6, 2017)

Executrix: Jan Kowalek, 613 N. Wilbur Ave., Sayre, PA 18840

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

##### **Voorhees, David W.**

Late of Granville Township (died March 13, 2017)

Administrator: Matthew E. Voorhees, 425 Van Horn Road, Granville Summit, PA 16926

Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Worden, Maria K.**

Late of 207 Bridge Street, Athens (died March 27, 2017)

Executrix: Barbara A. Bean, 207 Bridge Street, Athens, PA 18810

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

#### THIRD PUBLICATION

##### **Hoffa, James Edwin a/k/a Edwin James Hoffa**

Late of Canton Borough (died March 15, 2017)

Executrix: Sharon Alexander, 111 N. Minnequa Avenue, Canton, PA 17724

Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Nader, Margaret L.**

Late of Chemung County, NY, owning property in Bradford County, PA (died April 3, 2017)

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Executor: Chemung Canal Trust Company, P.O. Box 1522, Elmira, NY 14902  
Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

**Rockwell, James H.**

Late of Canton Borough (died April 17, 2017)  
Executor: Philip Rockwell, 348 McMurray Road, Canton, PA 17724  
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

**Wright, Rose A.**

Late of Burlington Township (died March 23, 2017)  
Administratrix: Rose A. Chilson, 2325 Mac Rd., Ulster, PA 18850  
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

**REGISTER'S NOTICE**

13 ORPHANS 2012 FIRST AND PARTIAL ACCOUNTING AND PROPOSED DISTRIBUTION OF CITIZENS & NORTHERN BANK, Trustee of the Mame E. Karnes Trust, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 20th day of June, 2017.  
Shirley Rockefeller  
Register of Wills

June 6, 13

**REGISTER'S NOTICE**

0816-0203 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF JOSEPHINE M. BRANN, Executrix of the Estate of Harry Edmond Lund, Jr. a/k/a H. Edmond Lund, Jr., late of West Burlington Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 27th day of June, 2017.  
Shirley Rockefeller  
Register of Wills

June 13, 20

**FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Act of Assembly No. 295, approved December 2, 1982, P.L. 1309, of filing in the office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on June 7, 2017, a Fictitious Name Registration for the conduct of business in Pennsylvania under the assumed or fictitious name, style or designation of:

THE BLACKBURN 1897

with its principal place of business at: 120 West Lockhart Street, Sayre, Pennsylvania 18840. The name and address of the person owning or interested in said business are: Susan K. Seck, 2312 Riverside Drive, Sayre, Pennsylvania 18840.

LANDY & ROSSETTIE, PLLC  
228 Desmond Street  
P.O. Box 206  
Sayre, PA 18840-0206  
(570) 888-7753

June 13

**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 Wed., June 21, 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 Borough of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of a lot, the property now or formerly of Richard Kerstetter; thence Westerly along the South line of said Kerstetter lot, now or formerly, 135.2 feet to the Southeast corner of a lot, the property now or formerly of John

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and Mary Spentzas; thence Southerly in line with a projection of the East line of a lot, the property now or formerly of John and Mary Spentzas, 28 feet to a point for a corner; thence Easterly along a line nearly parallel with the said Kerstetter South line, now or formerly, 133.7 feet to the West line of Second Street; thence Northerly along the West line of Second Street, 40 feet to the place of BEGINNING.

Being a part of Lot No. 3 in Block No. 2 of Elliott's addition to Towanda, as recorded in the Recorder of Deeds office in and for the County of Bradford in Deed Book 122 at Page 6 and 7.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 726 SECOND STREET, TOWANDA, PA 18848.

BEING THE SAME PREMISES which Edward J. Mair and Alice B. Morgello, his wife, by Deed dated May 30, 2007 and recorded June 06, 2007 in Bradford County Instrument NO. 200705985, granted and conveyed unto Jeffrey A. De Le Ree.

TAX PARCEL: 47-086.06-145.

ASSESSED VALUE: \$21,900.

COMMON LEVEL RATIO: 3.00%.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

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 MIDFIRST BANK vs. JEFFREY A. DELEREE.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 31, 2017

May 30; June 6, 13

### 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, June 21, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL 19-095.00-095-000-000 & 19-095-00-097-000-000.

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

PARCEL NO. 1:

BEGINNING at a point at the southern edge of Pa. Route 514, the northwest corner of the lot herein described and the northeast corner of land of Frederick E. Mundrick, now or formerly; thence in a southerly direction along land of Frederick E. Mundrick about 205 feet to an iron pin; thence in an easterly direction along land of now or formerly Edward Lathrop about 59 feet to an iron pin in the line of land of now or formerly Harry Shedden; thence in a northerly direction along land of now or formerly Harry Shedden about 205 feet to a point at the southern edge of Pa. Route 514; thence in a westerly direction along the southern edge of Pa. Route 514 and 75 feet to the place of beginning.

PARCEL NO. 2:

BOUNDED on the North by the State Road; on the East by lands of Marshall Cole; and on the South and West by the old State Road.

EXCEPTING and RESEVERING the following parcels conveyed by Edward Lathrop, widower, to the following parties: to Howard Spencer et ux, by deed dated March 31, 1970, and recorded in Bradford County Deed Book 600 at page 468, to

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Harold Edward Lathrop by deed dated September 21, 1970, and recorded in Bradford County Deed Book 612, at page 106; to Howard Spencer et ux, by deed dated May 8, 1973, and recorded in Bradford County Deed Book 634 at page 128, to Frederic E. Mundrick et ux, by Deed dated May 28, 1974, and recorded in Bradford County Deed Book 628 at page 500; to Michael D. Spencer et ux by Deed dated May 28, 1974, and recorded in Bradford County Deed Book 628 at page 502.

THE aforesaid premises have also been described as follows:

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. MICHAEL HILTON.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
May 31, 2017

May 30; June 6, 13