
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 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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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

Fields, Leonard S. a/k/a Leonard Sherwood Fields

Late of Canton Township (died February 11, 2018)

Executrix: Carrie Frances Vietzen, 820 N. Center Street, Canton, PA 17724

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

Hammond, Dolores J.

Late of Sayre Borough (died February 19, 2018)

Executrix: Sharon Korba c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

SECOND PUBLICATION

Arias, Ermel Alcides

Late of Canton Borough (died February 7, 2018)

Administratrix: Nancy C. Arias, 30 W. Union Street, Canton, PA 17724

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

Conrad, Barbara A.

Late of Canton Township (died January 24, 2018)

Executrix: Brittney R. Kingsley, 2302 Bucks Creek Road, Gillett, PA 16925

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

Dorsey, Joseph D.

Late of Bradford County.

Executrix: Mary Theresa Dorsey c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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

Merrick, Richard I., Jr.

Late of Wells Township

Executrix: Nellie G. Merrick, 983 Mott Town Road, Gillett, PA 16925

Attorneys: Robert W. Chappell, Esquire, Law Office of Loomis|Koernig, 102 West Wellsboro Street, Mansfield, PA 16933, (570) 662-2157

Nalisnick, James M. a/k/a James Michael Nalisnick

Late of North Towanda Township (died November 28, 2017)

Executrix: Elizabeth Arlene Nalisnick, 571 Hillcrest Drive, Towanda, PA 18848

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

THIRD PUBLICATION

Clark, Nancy A.

Late of 120 Pitney Street, Athens (died February 3, 2018)

Executor: Clark Rogers, 4211 Litchfield Road, Sayre, PA 18840

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

Huber, Ingrid

Late of Canton Township (died November 25, 2016)

Administratrix: Kathleen Yarbrough, 9 Hilltop Drive, Portland, CT 06480

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

Terry, Janet S.

Late of Leroy Township (died January 17, 2018)

Co-Executrices: Mary Elizabeth Miller, 148 Dauber Road, Canton, PA 17724 and Janet Lea Ordway, 19864 Talihina Road, Apple Valley, CA 92307

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

Walsh, Grace M.

Late of Towanda Borough (died February 4, 2017)

Executrix: Marie Seibert c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellinger, 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, March 28, 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 Borough of New Albany, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the North by Lot No. 1; on the East by lands now or formerly of Jones Alley; on the South by Lot No. 3; and on the West by Main Street.

BEING Lot No. 2 of Block 4 and being 50 feet on Main Street and 120 feet deep as

taken from the Overton Map of New Albany, PA.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Sean Ammerman, by Deed dated February 11, 2010, and recorded on February 12, 2010, by the Bradford County Recorder of Deeds as Deed Instrument No. 201003065, granted and conveyed unto Trisha M. O'Connor, an Individual.

BEING KNOWN AND NUMBERED AS 60 Main Street, New Albany, PA 18833.

FORMERLY BEING KNOWN AND NUMBERED AS 85 Main Street, New Albany, PA 18833.

TAX PARCEL NO.: 26-134.02-009.

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. TRISHA O'CONNOR.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 7, 2018

Mar. 6, 13, 20

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, March 28, 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 and being in the Township of Sheshe-

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

BEGINNING at the Southwest corner of existing fence between land formerly of Charles Chaffee (now deceased) and Peter D. LaPlant (now deceased), running along said fence Eleven (11) rods to a post in said fence on lands now or formerly of Charles Chaffee; thence running North Eighteen (18 degrees) degrees West about Seven (7) rods to a post on the land now or formerly of Charles Chaffee; thence South Sixty-nine (69 degrees) degrees West Ten (10) rods and Fourteen (14) links to the center of the brook near the bridge; thence South Thirteen (13 degrees) East along the public highway from the Borough of Towanda to Sheshequin, about Seven (7) rods more or less.

BEING the same premises conveyed to Melvin L. Bennet by Nettie A. Bennett and Melvin L. Bennett by deed dated September 21, 1973, and recorded October 5, 1973, in Bradford County Deed Book 623 at page 896.

The marital status of the Grantors in the above recited deed is not given. The Grantors were husband and wife at such time. A Final Decree in Divorce was entered between the parties by the Court of Common Pleas of Bradford County to No. 195 January Term 1973 on October 11, 1973.

The aforesaid conveyance is made under and subject to a right-of-way which is approximately Sixteen (16 feet) feet in width throughout and located on the South line of the aforesaid described premises and being more particularly described in a deed from Dale R. Pipher to Robert H. Whipple dated October 13, 1966, and recorded in Bradford County Deed Book 580 at page 83.

TITLE TO SAID PREMISES IS VESTED IN MELVIN L. BENNETT and SHIRLEY H. BENNETT, his wife by Deed from MELVIN L. BENNETT and SHIRLEY H. BENNETT, his wife dated 11/15/1979, recorded 11/15/1979, in Book 665, Page 792.

Excepting out the deed dated 03/22/1994, Recorded 04/05/1994 in Deed book 266, Page 0941, Deed form Melvin L. Bennett and Shirley H. Bennett, h/w to Commonwealth of Pennsylvania, Department of Transportation.

MELVIN L. BENNETT was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of MELVIN L. BENNETT's death on or about 04/10/2008, his ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor SHIRLEY H. BENNETT a/k/a SHIRLEY E. HOPKINS BENNETT died on 03/11/2016, leaving a Last Will and Testament dated 12/04/2008. Letters Testamentary were granted to RINALDO A. DEPAOLA on 03/24/2016 in BRADFORD COUNTY, No. 0816-0151. The Decedent's surviving devisee is FRANCES SMITH.

By Executed waiver the Towanda Independent Baptist Church waived its right to be named in the foreclosure action.

Tax Parcel: 38-073.00-250.

Premises Being: 2932 Sheshequin Road, Towanda, PA 18848-7692.

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 LSF9 MASTER PARTICIPATION TRUST vs. FRANCES SMITH & RINALDO A. DEPAOLA AS EXECUTOR OF THE ESTATE OF SHIRLEY H. BENNETT a/k/a SHIRLEY HOPKINS BENNETT.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 7, 2018

Mar. 6, 13, 20

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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, March 28, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

Parcel No.: 51-073.00-067-000-000.

ALL THAT CERTAIN LOT, piece or parcel of land situate and being in the TOWNSHIP OF NORTH TOWANDA, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

BEGINNING at a spike which is located at the northwest corner of lands hereinabout to be conveyed; thence North 80° 55 minutes East 205 feet along other lands of a former grantor to a pipe as a marker; thence south 44° 25 minutes East 180.69 feet along other lands of a former grantor to a marker; thence South 77° 30 minutes West 176.70 feet along other lands of a former grantor to a marker and continuing on 23.37 feet to a pipe which is used as a marker; thence along the Township Road North 49° 33 minutes West to a spike, being 109.72 feet chord distance of 19° curve, continuing along same road North 35° 31 minutes West 84.7 feet to the place of beginning. Being and intending to be 0.75 acres of land.

BEING AND INTENDING to describe the same premises conveyed to Margaret A. Coolbaugh and Frank R. Coolbaugh, her husband, by deed dated February 13, 2004 and recorded March 3, 2004 to Bradford County Instrument Number 200402529. Margaret A. Coolbaugh became deceased on July 2, 2009, thereby vesting sole title of the property to Frank R. Coolbaugh.

PREMISES improved with a single family frame dwelling more commonly known as 96 McKale Road, Ulster, Pennsylvania 18850.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all building and improvements thereon.

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 CITIZENS & NORTHERN BANK vs. FRANK COOLBAUGH & BRENT COOLBAUGH.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
March 7, 2018

Mar. 6, 13, 20