

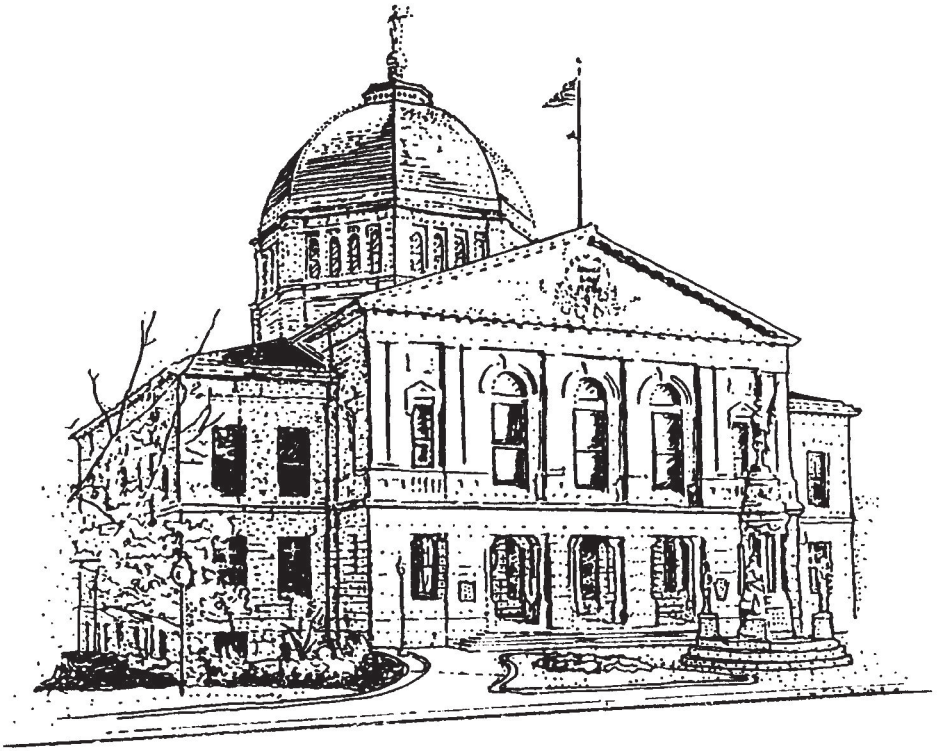
# Bradford County Law Journal

ISSN 1077-5250

Vol. 9

Towanda, PA Tuesday, May 30, 2017

No. 22



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

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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

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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

##### **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)

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

#### SECOND PUBLICATION

##### **Chilson, Clifford**

Late of Bradford County

Executrix: Julie Schmeckenbecher c/o Ray DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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

##### **Kropf, Helen E. a/k/a Helen Kropf**

Late of Granville Township (died April 10, 2017)

Executor: Joseph J. Kropf, 6322 Windfall Road, Granville Summit, PA 16926  
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Milarta, Michael**

Late of Wyalusing Borough (died March 11, 2017)

Executor: Lindsey Clark, 73 Lenape Trail, Washington, NJ 07882

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

##### **Tower, Kenneth B. a/k/a Kenneth Burton Tower**

Late of South Creek Township (died January 28, 2017)

Administrator DBNCTA: Jerry L. Sterling, 145 Seibert Road, Lancaster, NY 14086.

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

#### THIRD PUBLICATION

##### **Alexander, Wayne J.**

Late of Towanda, Burlington Township (died April 21, 2017)

Executors: Jay B. Alexander and Todd D. Alexander c/o J. Corey Reeder, Esquire, McNeese Wallace & Nurick LLC, 330 Innovation Blvd., Suite 101, State College, PA 16803

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Attorneys: J. Corey Reeder, Esquire,  
McNees Wallace & Nurick LLC, 330  
Innovation Blvd., Suite 101, State Col-  
lege, PA 16803, (814) 867-8500

### REGISTER'S NOTICE

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0816-0164 FIRST AND FINAL AC-  
COUNT AND PROPOSED DISTRIBU-  
TION OF MARGARET A. MILLER,  
Executrix of the Estate of Leon R. Piper, Jr.,  
late of Wysox Township, Bradford Co., PA.

The same will be presented to the Or-  
phans' Court on 6th day of June, 2017.  
Shirley Rockefeller  
Register of Wills

May 23, 30

### SHERIFF'S SALE

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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  
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 Com-  
monwealth of Pennsylvania, bounded and  
described as follows:

BEGINNING at the Southeast corner of  
a lot, the property now or formerly of Rich-  
ard 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  
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 re-  
corded 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 to-  
gether with prior grants and reservations of  
coal, oil, gas, mining rights of way, excep-  
tions, conditions, restrictions and reserva-  
tions 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

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By virtue of a Writ of Execution issued  
out of the Court of Common Pleas of Brad-

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ford 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 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