

Bradford County Law Journal

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Vol. 10 Towanda, PA Tuesday, February 13, 2018 No. 7



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
 Christopher Bradley, Esquire

Com. of PA v. Leonard 6

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.

Subscription \$85.00 per annum.

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

Janowsky, Richard L.

Late of Ridgebury Township (died December 29, 2014)

Executrix: Linda L. Janowsky, 514 Hanlon Hill Road, Gillett, PA 16925

Attorneys: Lindsay M. Walker, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Kozemko, Sophy Fedchak a/k/a Sophy Kozemko

Late of Athens Borough (November 22, 2017)

Executrix: Deborah Kozemko, 61 Cardinal Avenue, Albany, NY 12208

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

SECOND PUBLICATION

Bryniarski, Albert J.

Late of Bradford County

Administratrix: Pranee Bryniarski 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, (570) 265-2175

Cook, A. Roy, Sr. a/k/a Alan Roy Cook, Sr.

Late of Columbia Township (died January 22, 2018)

Executor: Alan Roy Cook, Jr., 4867 Roaring Run Road, Gillett, PA 16925

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

Fedchak, Philip

Late of Athens Township (died November 3, 2017)

Administratrix: Deborah Kozemko, 61 Cardinal Avenue, Albany, NY 12208

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

Lasco, Dolores E.

Late of Wysox Township (died December 29, 2017)

Co-Executrices: Julianne Ocasio and Elizabeth Weinman c/o Niemic, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Newton, Doris Jane

Late of Bradford County

Executor: Walter E. Newton, III 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, (570) 265-2175

Shepard, Susan Ellen

Late of Sayre Borough (died January 21, 2018)

Executrix: Karen Shepard, 101 Olive Street, Sayre, PA 18840

THIRD PUBLICATION

Charvet, Margaret M. a/k/a Margaret Mary Charvet

Late of Sayre Borough (died October 23, 2017)

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Executrix: Mary Anne Northrup, 104 Paine Street, Athens, PA 18810

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

Emory, Frank

Late of Monroeton (died October 1, 2017)

Executor: Shawn House c/o C. Stephen Gurdin, Jr., Esquire, 67-69 Public Square, Ste. 501, Wilkes-Barre, PA 18701-2512

Attorney: C. Stephen Gurdin, Jr., Esquire, 67-69 Public Square, Ste. 501, Wilkes-Barre, PA 18701-2512

Koontz, Helen S. a/k/a Helen Marie Smith Koontz

Late of North Towanda Township (died December 30, 2017)

Executrix: Kathy Jo Camp, 2266 Liberty Corners Road, Towanda, PA 18848

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

Krotzer, Jane

Late of Bradford County

Executor: Ralph Krotzer c/o Jennings Law Office, 119 West Packer Ave., Suite 3, Sayre, PA 18840

Attorneys: Jennings Law Office, 119 West Packer Ave., Suite 3, Sayre, PA 18840

Reed, John W.

Late of Sayre Borough (died July 2, 2015)

Administratrix: Alberta Reed c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

REGISTER'S NOTICE

0813-0155 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF MATTHEW WOOD, Executor

of the Estate of Loretta A. Wood, late of Canton, Bradford County, PA.

0814-0248 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF MATTHEW WOOD, Executor of the Estate of Alfred J. Wood, late of Canton, Bradford County, PA.

The same will be presented to the Orphans' Court on the 20th day of February, 2018.

Shirley Rockefeller
Register of Wills

Feb. 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, February 28, 2018 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 Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the North line of Allison Street distant two hundred and twenty-five feet westerly from the West line of Wilbur Avenue at its intersection with the North line of Allison Street, and running thence northerly at a right angle to said Allison Street, one hundred and fifty feet to a corner; thence westerly and parallel with said Street, fifty feet to a corner; thence southerly at a right angle to said Street, one hundred and fifty feet to the North line of said Allison Street, thence easterly along said North line, fifty feet to the place of beginning, as shown on Sayre Land Company's Map of the Borough of Sayre, containing Seven Thousand Five Hundred square feet.

Title to said Premises vested in Dennis E. Cecce and Cindy K. Cecce by Deed from

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Karen J. Albano dated December 18, 2008 and recorded on December 22, 2008 in the Bradford County Recorder of Deeds as Instrument No. 200821861.

Being known as: 310 Allison Street, Sayre, PA 18840.

Tax Parcel Number: 34-020.22-011-000-000.

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. DENNIS E. CECCE & CINDY K. CECCE.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
February 1, 2018

Jan. 30; Feb. 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, February 28, 2018 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 North Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of the road (U.S. Route 6) on line of lands of John Hinney, now or formerly; thence along said line, easterly 459 feet to line of lands of Horace Lewis, now or formerly; thence southerly along said line 238 feet; thence in a westerly

direction and parallel with the north line of this lot 450 feet to the center of said highway; thence along the center of said highway in a northerly direction 238 feet to the place of beginning.

Title to said Premises vested in Carol L. Bennett a/k/a Carol Lee Bennett and Henry S. Wood, Jr. by Deed from Karl M. Zuzel and Ann Marie Zuzel dated February 7, 2001 and recorded on April 3, 2001 in the Bradford County Recorder of Deeds as Instrument No. 200103266.

Being known as: 2601 Sugar Creek Road, Towanda, PA 18848.

Tax Parcel Number: 51-086.00-154-000-000.

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 SERVICING vs. CAROL BENNETT & HENRY WOOD.

Clinton J. Walters, Sheriff
Sheriff’s Office
Towanda, PA
February 1, 2018

Jan. 30; Feb. 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, February 28, 2018 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 Borough of New Albany, County of Brad-

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ford and Commonwealth of Pennsylvania, bounded and described as follows:

ON the East by Main Street; on the South by May Street; on the West by an alley and on the North by now or formerly E.J. Billings, being Seventy-five (75) feet on Main Street, One Hundred Twenty (120) feet on May Street and Seventy-five (75) feet on said alley, being Lot #7 and the South half of Lot #8 of Block #2, Overton's Map of New Albany, Pennsylvania.

GRANTING AND CONVEYING unto the Grantees herein their heirs, successors and/or assigns all of the oil, gas and mineral rights as well as the right to mine, drill, explore, operate and develop said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom.

Further, granting and conveying to the Grantees their heirs, successors and/or assigns all of the oil, gas and/or mineral leases of record heretofore executed as well as the right to execute all future leases including but not limited to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof. This shall include a lease from Michael R.T. Longcoy, II to Chesapeake Appalachia, LLC dated October 13, 2009 and recorded on January 20, 2010 to Bradford County Instrument Number 201001572.

TAX PARCEL #: 26-134.01-065-000-000.

BEING KNOWN AS: 237 Main Street, New Albany, PA 18833.

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 DITECH FINANCIAL vs. THOMAS SNYDER.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
February 1, 2018

Jan. 30; Feb. 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, February 28, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL NO.: 50-099.01-017-000.

ALL THAT CERTAIN LOT, piece or parcel of land, situate in the Township of Towanda, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Township Road No. 398, said point being the northeasterly corner of the lands herein conveyed; thence South 28°15' West through a pin on the Southerly edge of said Township Road 106.5 feet along lands now or formerly of Bruce Fowler and across Patton Creek to a point marked by an iron pin, said point being the Southeasterly corner of the lands herein conveyed and said point being in line of lands of said Fowler and lands of Charles Jennings, now or formerly; thence North 52°30' West 101.3 feet along said lands of Jennings to a point marked by an iron pin, said point being the Southwesterly corner of the lands herein conveyed; thence North 28°15' East along other lands of Bruce Fowler, now or formerly, and across said Patton Creek 290.2 feet through a pin on the Southerly edge of said Township Road to a point in the center line of said Township Road, said point being the Northwesterly corner of the lands herein conveyed; thence

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along the said center line South 61°45' East 100.0 feet to a point, the place of beginning.

CONTAINING .68 of an acre of land, more or less.

Fee Simple Title Vested in Ronald L. Wood and Barbara K. Wood, his wife by deed from, Ronald L. Wood and Claire B. Otis, as Co-Executors of the Estate of Evelyn Wood, dated 9/4/2002, recorded 10/9/2002, in the Bradford County Recorder of deeds in Deed Instrument No. 200213027.

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 BAYVIEW LOAN SERVICING vs. BARBARA WOOD & RONALD WOOD. Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
February 1, 2018

Jan. 30; Feb. 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, February 28, 2018 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 situate in the Township of Sheshequin, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in or near the center of the intersection of State Highway Number 08079 and State Highway Number 08083; proceeding thence along State

Highway Number 08079 in or near the center thereof, North 82 degrees 40 minutes East 1.194 feet to a point in or near the center thereof for a corner; thence through a pin on the Southerly edge of said State Highway and along a fence in line of other lands of Marlan Rockwell, South 02 degrees West 282 feet to a pin for a corner; thence still along line of other lands of Marlan Rockwell the following courses and distances; North 86 degrees 30 minutes East 121 feet along a fence to a pin for a corner, South 03 degrees 30 minutes West 430 feet along a fence to a pin for a corner and a stone wall; thence South 84 degrees 30 minutes East 95 feet along said stone wall to a pin for a corner: thence South 06 degrees West 381 feet to a pin for a corner and South 85 degrees 30 minutes East 229 feet partially along a hedgerow and through a pin on the Westerly edge of Township Road Number 726 to a point in or near the center thereof for a corner; thence following the course of said Township Road in or near the center thereof, South 08 degrees West 464 feet to a point in or near the center thereof for a corner; thence through a pin on the Westerly edge of said Township Road along a stonerow and hedgerow in line of lands of Perl Shores, North 80 degrees West 1,401 feet to a pin for a corner being the Southeast corner of lands of Raymond Murphy; thence along a stonerow and hedgerow in line of lands of said Murphy, North 08 degrees 30 minutes East 835 feet to a pin for a corner; thence still along said Murphy North 84 degrees West 286 feet to a pin for a corner; thence still along the fence in line of lands of said Murphy North 09 degrees 32 minutes East 322 feet through a pin on the Southerly edge of State Highway Number 08079 to a point in or near the center of the intersection first above mentioned, the place of beginning.

CONTAINING 39.0 acres of land as per play of Survey Number 7812-1, prepared by

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George K. Jones, County Surveyor, dated December 17, 1971.

BEING AND INTENDING to convey the same premises conveyed from Joseph S. Manzek and Dorothy M. Manzek, his wife to Daniel H. Vanderploog and Hazel L. Vanderploog, his wife by deed dated September 14, 1973 and recorded September 14, 1973 in Bradford County Deed Book 623 at Page 325.

EXCEPTING AND RESERVING the portion of said premises previously conveyed from Hazel L. Vanderploog Joseph S. Manzek and Dorothy Manzek to Michael A. Kinney and Nicole Kinney, husband and wife, by deed dated September 28, 2002 and recorded October 11, 2002 as Bradford County Instrument Number 200213129.

BEGINNING at a point at or near the center line of Sheshequin Township Road T -726, known as Sackett Road, the southeastern corner of the herein described premises, in the common intersection hereof with lands of Perl and Lillian Shores, described as appears in Bradford County Deed Book 579 at page 256; thence along said lands of Shores and along and within a tree, stone and fence line, North 80 degrees 00 minute 00 second West through an iron pin found on line 1,404.40 feet to an iron pipe found in line of lands of Robert J. Bustin, described as appears in Bradford County Deed Book 605 at page 581, the southwestern corner of the herein described premises; thence along said lands of Bustin and along or near tree line North 10 degrees 43 minute 56 seconds East 835.00 feet to an iron pin set in line of remaining lands of Vanderploog from which the herein described premises is subdivided, the northwestern corner hereof; thence along said lands of Vanderploog South 79 degrees 52 minutes 18 seconds East 1,045.03 feet to an iron pipe

found in line lands of grantees Kinney; thence along said lands of Kinney the following three courses and distances: (1) South 81 degrees 51 minutes 33 seconds East 95.00 feet to a found iron Pin, (2) South 6 degrees 49 minutes 47 seconds West 381.00 feet to a found iron pipe, and (3) South 82 degrees 31 minutes 13 seconds East 229.00 feet to a point at or near the center line of Sackett Road, the easternmost point of the herein described premises; thence along or near the center line of Sackett Road South 9 degrees 31 minutes 15 seconds West 465.24 feet to the point of beginning.

CONTAINING 24.6729 acres, and being Lot 2 depicted on plat of survey job No. 200215 of Bruce Bennis, P.L.S., dated 28 June 2002, approved by the Bradford County Planning Commission as subdivision No. 2002-096 on 17 July 2002, and recorded the same day in the office of Recorder of Deeds of Bradford County as Instrument No. 200209243, microfilm map No. 6632, paper map No.175, in Drawer 41.

TAX PARCEL# 38-048.00-017-000.000.

BEING KNOWN AS: 3140 Ghent Hill Road, Ulster PA 18850.

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 REVERSE MORTGAGE SOLUTIONS vs. DANIEL H. VANDERPLOOG, JR.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
February 1, 2018

Jan. 30; Feb. 6, 13