
BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR
September 17, 2018 through September 21, 2018
(Subject to Change)

Hon. Maureen T. Beirne, Judge

Monday, September 17

8:30 am	Criminal Jury Tr.	Com. of PA v. Sundin	CR-0000398-18
3:00 pm	Bail Reduction Hrng.		
		Com. of PA v. Velazquez	CR-0000211-18
	Criminal Pre-Tr. Conf.		
		Com. of PA v. Velazquez	CR-0000211-18
	Omnibus Hrng.	Com. of PA v. Velazquez	CR-0000211-18

Tuesday, September 18

4:00 pm	Meeting		2018 CHILDRENS R.T.
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Wednesday, September 19

12:00 pm	Meeting		2018 TREATMENT COURT
2:00 pm	Meeting		2018 MEETING

Thursday, September 20

8:00 am	Meeting		2018 CJAB
12:00 pm	Answer/Response Withdraw As Counsel		
		Evans v. Manzo	2011FC0290
		Walter v. Walter	2018FC0073
		Evans v. Evans	2018FC0115

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

Bisgrove, Marie H.

Late of Sayre Borough (died June 23, 2018)

Executrix: Ann Ryan Walsh, 319 Chemung Street, Waverly, NY 14892

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

Coxhead, Nancy S.

Late of Columbia Township (died July 7, 2018)

Co-Executors: John A. Coxhead, 242 East Main Street, Troy, PA 16947 and Sherie E. Westerfer, 494 Jennings Road, Millerton, PA 16936

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

Limerick, Theresa L. a/k/a Theresa

Louise Limerick

Late of Athens Borough (died July 14, 2018)

Executor: Michael G. McDonald, 2027 Vermont Way, Fort Mill, SC 29707

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

Quattrini, Peter J., Sr.

Late of Sayre Borough (died August 12, 2018)

Administrator: Peter J. Quattrini, Jr. c/o Niemic, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Wildrick, Myron

Late of Pike Township (died April 11, 2018)

Executrix: Barbara Franklin, P.O. Box 93, Stevensville, PA 18845

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

SECOND PUBLICATION

Bennett, Marjorie Ann a/k/a Marjorie A. Bennett

Late of Monroe Township (died August 4, 2018)

Co-Executors: Kevin Bennett and Tammy Isbell Bennett, 22429 Route 6, Towanda, PA 18848

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

Garrison, Richard L., Sr. a/k/a Richard Larue Garrison, Sr. a/k/a Richard L. Garrison a/k/a Richard Garrison

Late of Troy Borough

Executor: Richard L. Garrison, Jr. c/o Christopher H. Kenyon, Esquire, 835 West Fourth Street, Williamsport, PA 17701

Attorney: Christopher H. Kenyon, Esquire, 835 West Fourth Street, Williamsport, PA 17701

Hartford, Patricia Ann a/k/a Patricia A. Hartford

Late of Alba Borough (died July 24, 2018)

Executrix: Vickie L. Brown, 9529 Route 154, Shunk, PA 17768

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

Linehan, Judith B.

Late of Canton Borough (died August
14, 2018)

Executor: Charles H. Linehan, III, 1220
N.E. 4th Place, Cape Coral, FL 33909

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

FICTITIOUS NAME NOTICE

An application for registration of the
fictitious name:

ANTHONY PRODUCTIONS

108 New St., Athens, PA 18810 has been
filed in the Department of State at Harris-
burg, PA, file date June 21, 2018 pursuant
to the Fictitious Names Act, Act 1982-295.

The name and address of the person who is
a party to the registration are Chad Anthony,
108 New St., Athens, PA 18810.

Sept. 11

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA

NO. 2018IR0041

In re: Application for
Private Detective and
Security Professional on
Behalf of Frank D. Monroe

NOTICE IS HEREBY GIVEN that
Frank D. Monroe of 4769 Springfield Road,
Columbia Cross Roads, PA 16914, has filed
an application to secure a detective and se-
curity license which detective and security

license shall be carried on at the Petitioner's
place of business at 4769 Springfield Road,
Columbia Cross Roads, PA 16914.

A hearing has been scheduled by the
Court in reference to said application on
September 27, 2018, at 1:30 p.m. in Court-
room #2 of the Bradford County Courthouse,
Towanda, PA, at which time all persons shall
be heard on said Application.

Sept. 4, 11

SHERIFF'S SALE

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
Wednesday, September 26, 2018 at 10:00
o'clock in the forenoon the following de-
scribed property to wit:

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of
land lying and being situate in the Township
of Franklin, County of Bradford and Com-
monwealth of Pennsylvania, bounded and
described as follows:

BOUNDED on the North by the course
of the public road above mentioned;

ON the East by lands of Merritt and
W. E. Gay, formerly;

ON the South by lands formerly of R. J.
Marshall and the Creek known as Preacher's
Creek;

AND on the West by other lands of the
said F. W. Williams, conveyed to him by
R. J. Marshall.

TITLE TO SAID PREMISES IS
VESTED IN Ronald E. Searfoss and
Cheryl A. Searfoss, his wife, by Deed from
Ronald T. Hall and Irene H. Hall, his wife,
Dated 07/28/1994, Recorded 07/29/1994, in
Book 298, Page 527.

Tax Parcel: 18-097.00-053-000-000.

Premises Being: 1067 PREACHER
BROOK ROAD, MONROETON, PA
18832-7877.

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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 LOAN DEPOT.COM vs. RONALD SEARFOSS & CHERYL SEARFOSS.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 5, 2018

Sept. 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, September 26, 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 Township of Ridgebury, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

ON the North by lands now or formerly of Stephen W. May; on the East by lands now or formerly of Ruth Haskel; on the South and West by the public highway.

EXCEPTING AND RESERVING and not conveying as part of this conveyance a lot or parcel of land bounded and described as follows:

BEGINNING at a point where the land above described meets the highway known as High Street and the land of Stephen W. May; thence in a southerly direction along the highway 85 feet to a point in the center of said highway; thence at right angles to said

highway 100 feet to a point; thence in a northerly direction about 85 feet to a point in the line of lands of Stephen W. May 100 feet from the point of beginning; thence along the May lands to the place of beginning.

The above property is also described as follows:

BEGINNING at a point where the center line of Township Road T851 (High Street) intersects with the center line of Township Road T864 (Burt Lane); thence follow the center line of Township Road T851 North 6° 28' 39" East 224.25 feet to another point in the centerline of said Township road; thence leave said Township Road and go South 83° 36' 45" East 100.0 feet through a pin set near the edge of said Township Road and on to a second pin for a corner; thence North 6° 28' 39" East 85.00 feet to a pin for a corner; thence South 83° 36' 45" East 159.76 feet to a pin for a corner; thence South 9° 02' 06" West 322.17 feet through a pin set near the edge of Township Road T864 and on to a point in the center line of said Township Road; thence follow the center line of Township Road T864 North 80° 40' 40" West 245.69 feet to another point in the center line of said Township Road which is the point and place of beginning.

CONTAINING 1.635 acres.

TITLE TO SAID PREMISES IS VESTED IN Jefferey W. Roy, single, by Deed from Theodore S. Roy and Maxine C. Roy, his wife, Dated 08/23/2004, Recorded 08/24/2004, Instrument No. 200410730.

Tax Parcel: 30-017.04-005.

Premises Being: 229 PELTON PLACE, GILLETT, PA 16925-9174.

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.

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Seized and taken into execution at the suit of GREEN TREE SERVICING vs. JEFFEREY ROY.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 5, 2018

Sept. 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, September 26, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Description

PARCEL ONE:

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

BEGINNING in the center of U.S. Highway #6 at the Northwest corner of the land of former Grantees; thence Westerly along said Highway about 525 feet to the lands of Cummings Lumber Company, now or formerly; thence Southerly 285 feet along the lands of Cummings Lumber Company to a point; thence on a line equidistant from said Highway, Easterly about 525 feet to the lands of former Grantees; thence Northerly along former Grantees' lands 285 feet to the place of beginning.

PARCEL TWO:

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

BEGINNING in the center of U.S. Route #6, where the lands herein meet the lands

formerly of Floyd Rathbun, later of Silas Mason (the Northeast corner hereof); thence in a Southerly direction along the Mason lands, now or formerly, 285 feet to a point; thence in a Westerly direction on a line parallel to U.S. Highway Route #6, a distance of 165 feet to a point; thence Northerly on a line parallel to the first line 285 feet to the center of U.S. highway Route #6; thence Easterly along the center of said highway, 165 feet to the place of beginning. CONTAINING 1.08 acres of land, more or less.

BEING and intending to describe the same premises conveyed to David Leitner from Howard G. Baldwin and Barbara J. Baldwin by deed dated June 28, 2007, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, on June 29, 2007, as Bradford County Instrument Number 200706973.

Bradford County Assessment Number 52-082.00-108-000-000.

Address: 21 Juniors Lane, Troy, PA 16947.

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 FIRST CITIZENS COMMUNITY BANK vs. DAVID LEITNER.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 5, 2018

Sept. 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

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County Courthouse in Towanda, PA on Wednesday, September 26, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

Parcel No.40-003.00-059-000-000.

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

BEGINNING at a point on the centerline of State Highway No. 08061, said point being the northeasternmost corner of the lot herein described and the southeasternmost corner of lands conveyed by the Grantors, Robert G. Foulkrod and Marilyn L. Foulkrod, to Joseph T. Winters and Doris M. Winters, his wife by deed dated November 1, 1974, and recorded November 13, 1974, in Bradford County Deed Book 631 at Page 1054; thence along the centerline of State Highway No. 08061, South 30° 45' East 128 feet to a point, being the southeasternmost corner of the lot herein conveyed; thence along lands of Edward Foulkrod, South 76° 11' West through an iron pin located near the edge of the roadway 389 feet to a point on the centerline of State Highway Route No. 14, said point being the southwesternmost corner of the lot herein conveyed; thence along the centerline of State Highway Route No. 14, North 0° 18' West 141 feet to a point for a corner, said point being the northwesternmost corner of the land herein conveyed and the southwesternmost corner of land conveyed by Robert G. Foulkrod and Marilyn L. Foulkrod to Joseph T. Winters et ux. by deed referred to above; thence along lands of said Joseph T. Winters et ux. in a northeasterly direction approximately 319 feet to a point on the centerline of State Highway No. 08061, being the point and place of beginning.

BEING AND INTENDING TO DESCRIBE the lands conveyed by Gerald T.

Kelley et ux. to Dahn T. Breese and Christina M. Breese, his wife by deed dated February 7, 2002 and recorded February 13, 2002 as Bradford County Instrument No. 200201969.

Christina M. Breese has departed this life, thereby vesting fee simple title in Dahn T. Breese, alone.

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 SOUTH CREEK TOWNSHIP vs. DAHN BREESE.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 5, 2018

Sept. 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, September 26, 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 Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the West line of Olive Street, fifty-one (51) feet North of the Northeast corner of a lot owned, now or formerly, by Elizabeth Snell according to a map or plot made by Rushton Smith of the lands of Elizabeth Snell; thence northerly along the West line of Olive Street, fifty (50)

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feet to a corner in said street line; thence westerly on a line parallel with the line of said Snell lots 140.45 feet to the lands, now or formerly, of John H. Mills to a corner in said Mills' lane; thence South along said line fifty (50) feet; thence East on a line parallel with the first line 140.45 feet to said street line, the place of beginning.

BEING and intending to describe the same premises conveyed to Zachary S. Renninger from James A. Onofre, Jr., by deed dated September 23, 2013, and recorded in the office of the Recorder of Deeds of Bradford County on September 27, 2013, to Bradford County Instrument Number 201319225.

Bradford County Assessment Number:
36-020.22-493-000-000.

Street Address: 106 Olive 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 FIRST CITIZENS COMMUNITY BANK vs. ZACHARY RENNINGER.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 5, 2018

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