

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

Bell, Liliias S. a/k/a Lillias S. Bell

Late of Sayre Borough (died June 28, 2023)

Administratrix: Liliias Catharine Vanduzer c/o Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Attorneys: Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Canfield, Duane W., Sr.

Late of Terry Township (died February 14, 2023)

Administrator: Duane W. Canfield, Jr. c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

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

English, Joseph L., Jr. a/k/a Joseph Leroy English, Jr.

Late of the Township of Stevens (died July 26, 2023)

Executrix: Stephanie A. English c/o Aaron D. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657

Attorney: Aaron D. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657

Hiduk, Patricia A.

Late of New Albany Borough (died August 8, 2023)

Executrix: Lisa Robson c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

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

McKernan, Michael J.

Late of Monroe Borough (died August 27, 2023)

Executor: Gregory R. McKernan, P.O. Box 205, Monroeton, PA 18832

Attorneys: Duvall, Reuter, & Pruyne, 14 Park Street, Towanda, PA 18848

Vanderpool, Phyllis J.

Late of Towanda Township (died July 16, 2023)

Administrator: Jeremy Vanderpool c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

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

SECOND PUBLICATION

Georgescu, Michelle A. a/k/a Michelle Ann Arbogast Georgescu

Late of Terry Township (died May 14, 2023)

Co-Executors: Jennifer Lahn, 6536 Wyalusing-New Albany Road, Wyalusing, PA 18853 and Kimberly Georgescu, 241 Madison Avenue, Audubon, NJ 08106

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

BRADFORD COUNTY LAW JOURNAL

Nero, Kenneth L. a/k/a Kenneth Lewis Nero

Late of Litchfield Township (died June 6, 2023)

Executrix: Patience Nero, 12647 Berwick Turnpike, Gillett, PA 16925

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

ARTICLES OF AMENDMENT

NOTICE IS HEREBY GIVEN that Central Bradford Progress Authority intends to file Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania. The registered address of the Central Bradford Progress Authority is 1 Elizabeth Street, Suite 3, Towanda, Pennsylvania 18848. The Articles are being filed pursuant to the Municipality Authorities Act of 1945, P.L. §382 as amended. The proposed amendment is to change the procedure for selecting the board members, effective upon the filing of the Articles of Amendment. The Articles of Amendment will be filed on or after October 14, 2023.

Sept. 19

DISSOLUTION NOTICE

Camptown Dairy, Inc., a Pennsylvania corporation, with a registered office of Route 706, Camptown, PA 18815, hereby gives notice of its winding up proceedings under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

ROSENN, JENKINS &
GREENWALD, L.L.P.

Cross Creek Pointe
1065 Highway 315
Suite 200

Wilkes-Barre, PA 18702

Sept. 19

NOTICE OF ADMINISTRATIVE SUSPENSION

NOTICE IS HEREBY GIVEN that Jason Guy Beardsley of Susquehanna County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated August 9, 2023, pursuant to Rule 219, Pa. R.D.E. which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective September 8, 2023.

Suzanne E. Price

Attorney Registrar

The Disciplinary Board of the
Supreme Court of Pennsylvania

Sept. 19

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 27, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

Parcel #41-007.04-178.

ALL THAT LAND in the Borough of South Waverly, Bradford County, Pennsylvania, known as Village lot number seventy-one (71) on a map made by Z.F. Walker, and recorded January 20, 1866 in the Office for the Recorder of Deeds for Bradford County in Deed Book Number 74 at Page 23, reserving twelve feet in width along South Street for highway, said lot being sixty-six feet in width.

BEING AND INTENDING to describe the same premises conveyed by Amber Lane and Shawn L. Lane, husband and wife, to Michelle Salsman, by Deed dated April 17, 2003 and recorded May 2, 2003 at Bradford County Instrument Number 200306256.

BRADFORD COUNTY LAW JOURNAL

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

SO FAR AS the Grantor is aware, no hazardous waste is presently being disposed or has ever been disposed on the above-described property by the Grantor or any other party.

BEING KNOWN AS: 44 COURT STREET, SOUTH WAVERLY BOROUGH a/k/a SAYRE, PA 18840.

PROPERTY ID NUMBER:
4100704178.

BEING THE SAME PREMISES WHICH MICHELLE SALSMAN BY DEED DATED 4/10/2013 AND RECORDED 4/17/2013 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT # 201306824, GRANTED AND CONVEYED UNTO MATTHEW R. TALADA AND RACHAEL N. TALADA.

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. DONALD E. TALADA, RACHAEL N. TALADA, CYNTHIA R. TALADA, MATTHEW R. TALADA.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 6, 2023

Sept. 5, 12, 19

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 27, 2023 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 Township of Litchfield, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point for a corner in or near the center of Township Road No. 845, said point being situate South 73° 34' West, 426 feet to a point, South 78° 32' West, 129.1 feet to a point, and South 81° 34' West, 106.55 feet from the point marking the center of the intersection of Township Road No. 845, with Township Road No. 847 to a point, for a corner in or near the center of said Township Road No. 845, the place of beginning. Said place of beginning being the Southeast corner of the parcel of land about to be described, the Southwest corner of other lands of Manzek Land Company, Inc., now or formerly, and being in the North line of lands of Herbert Proctor; proceeding thence along the course of said Township Road, in or near the center thereof, South 81° 34' West, 160 feet to a point in or near the center thereof, marking the Northwest corner of said Proctor and the Northeast corner of other lands of Manzek Land Company, Inc., now or formerly, and thence along said Township Road, in or near the center thereof in the North line of other lands of Manzek Land Company, Inc., now or formerly, South 81° 51' West, 560 feet to a point for a corner in or near the center of said Township Road marking the Southwest corner of the parcel

BRADFORD COUNTY LAW JOURNAL

of land herein described and being an interior angle of other lands of Manzek Land Company, Inc., now or formerly; proceeding thence through a pin situate on the Northerly edge of said Township Road and thence along a staked and blazed line in an East line of other lands of Manzek Land Company, Inc., now or formerly, North 14° 37' 15" West, 901.95 feet to a pin for a corner in a hedgerow in the South line of lands of Lester West, now or formerly, marking the Northwest corner of the within described parcel of land and the Northeast corner of the within described parcel of land and the Northeast corner of other lands of Manzek Land Company, Inc., now or formerly; proceeding thence along said hedgerow in the South line of said West, North 57° 36' East, 200 feet to a pin for a corner marking the Northeast corner of the within described parcel of land and the Northwest corner of other land of Manzek Land Company, Inc., now or formerly; proceeding thence along a blazed and staked line in a Southwest line of other land of Manzek Land Company, Inc., now or formerly, South 41° 20' East, 1,168.04 feet through a pin situate on the Northerly edge of said Township Road No. 845, to a point for a corner in or near the center of said Township Road, the place of BEGINNING.

CONTAINING 10.06 acres of land, more or less, as per plat of Survey No. S-7219-A-6 by George K. Jones & Associates, dated February, 1986. Said survey was approved as a subdivision by the Bradford County Planning Commission on May 12, 1986, and recorded with the Recorder of Deeds on May 13, 1986 as Map No. 2392.

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 SOUTHWEST STAGE FUNDING, LLC d/b/a CASCADE LAND HOME FINANCING vs. ROBERT JONES AND DONNA JONES.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 6, 2023

Sept. 5, 12, 19

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 27, 2023 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 Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the South line of Redington Avenue, at the Northeast corner of a lot conveyed to A. S. Newman, now or formerly Mrs. George Fletcher; thence along the South line of said Street aforesaid, North 89 degrees East, one hundred feet to a post; thence by lands formerly of G. F. Redington, South 1 degree East, one hundred sixty-nine and 5/10 feet to a corner on the line of lands formerly of E. S. Jewell; thence by same, North 86 degrees West, one hundred and 4/10 feet to a corner; thence by the line of lands formerly of William Morgan and Newman lot, aforesaid, North 1 degree West, one hundred sixty and 1/4 feet to the place of beginning. CONTAINING sixty perches of land be the same more or less.

BEING the same land conveyed to Krista Bellows, single by James C. Blackwell and Karen Blackwell, his wife by Deed to be recorded immediately prior hereto.

BRADFORD COUNTY LAW JOURNAL

BEING KNOWN AS: 1034 REDINGTON AVENUE, TROY, PA 16947.

PROPERTY ID NUMBER: 52-068.02-120-000-000.

BEING THE SAME PREMISES WHICH JAMES C. BLACKWELL AND KAREN BLACKWELL, HIS WIFE BY DEED DATED 2/12/2012 AND RECORDED 2/28/2012 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT # 201204909, GRANTED AND CONVEYED UNTO KRISTA BELLOWS.

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 LAKEVIEW LOAN SERVICING, LLC v. KRISTA BRADLEY a/k/a KRISTA MARIE BELLOWS.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 6, 2023

Sept. 5, 12, 19