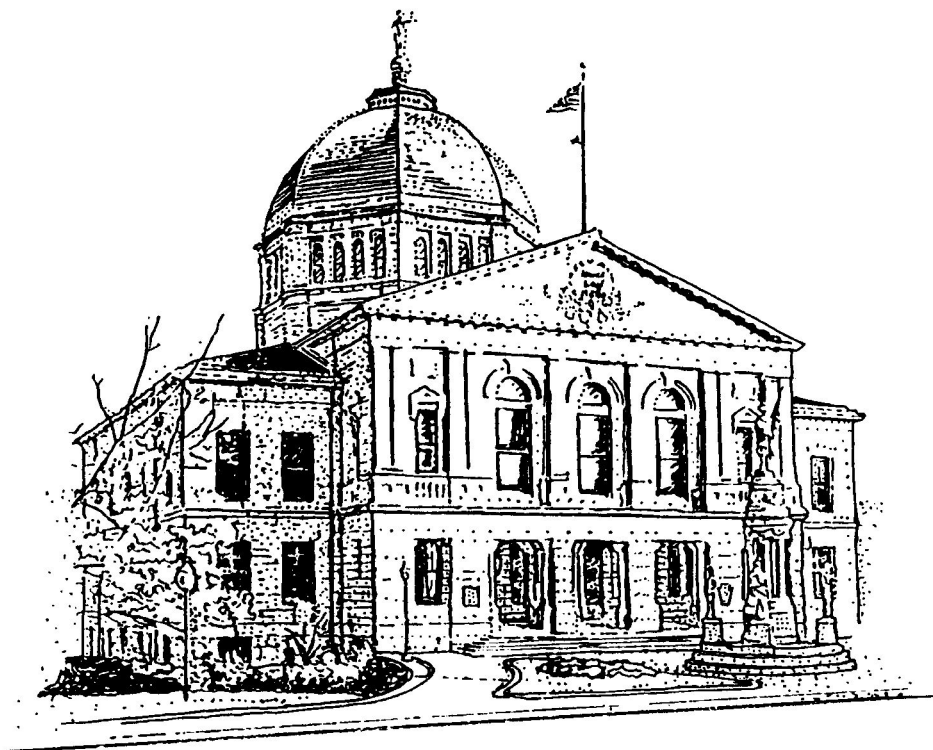


# Bradford County Law Journal

ISSN 1077-5250

Vol. 12 Towanda, PA Tuesday, January 7, 2020

No. 1



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  
   Benjamin Green, Esquire

Com. of PA v. Tillotson..... 9

## BRADFORD COUNTY LAW JOURNAL

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### BRADFORD COUNTY COURT CALENDAR

January 13, 2020 through January 17, 2020

(Subject to Change)

**Hon. Maureen T. Beirne, Judge**

**Monday, January 13**

8:30 am	Formal Arraignments—Com. of PA v.		
Valenzuela	CR-0000816-19	Lewis	CR-0000925-19
	CR-0000334-19	Maciejczak	CR-0000920-19
	CR-0000415-19	Maciejczak	CR-0000921-19
	CR-0000416-19	Moore	CR-0000934-19
Butler	CR-0000924-19	Quintana	CR-0000927-19
Griffith	CR-0000922-19	Willow	CR-0000926-19
9:00 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
Evernham	CR-0000175-18	Swain	CR-0000758-16
Harrington	CR-0000797-18	Warfle	CR-0000851-17
Lathrop	CR-0000777-15	Yantin	CR-0000152-19
Rice	CR-0000052-19	Miner	CR-0000034-17
9:30 am	ARD Court	Com. of PA v. Berger	CR-0000717-19
		Com. of PA v. Camerline	CR-0000714-19
		Com. of PA v. MacDonald	CR-0000864-19
11:00 am	Resentencing Hrng.	Com. of PA v. Bellis	CR-0000243-18
11:15 am	Sentencing	Com. of PA v. Briggs	CR-0000153-19
11:30 am		Com. of PA v. Chapman	CR-0000253-19
		Com. of PA v. Chapman	CR-0000564-19
		Com. of PA v. Chapman	CR-0000671-19

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### Bradford County Law Journal

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Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 FAX (480) 772-4381

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**

**Cleveland, Lee R.**

Late of Troy Township (died November 5, 2019)  
Executrix: Sandra L. Voegtlen, 6475 Checkerville Road, Gillett, PA 16925  
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

**SECOND PUBLICATION**

**Bracken, Kenneth J. a/k/a Kenneth Joseph Bracken**

Late of Sayre Borough (died November 13, 2019)  
Executrix: Kathleen M. Wimsatt, 53 Thurston Road, Athens, PA 18810  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Gillette, Marilyn Louise a/k/a Marilyn L. Gillette**

Late of Sheshequin Township (died November 15, 2019)  
Executrix: Lacey S. Ryan, 27 Pleasant Hill Road, Hopewell Junction, NY 12533  
Attorneys: Mark D. Hipp, Esquire, Mette, Evans & Woodside, 3401 N. Front Street, Harrisburg, PA 17110, (717) 232-5000

**THIRD PUBLICATION**

**DeProspero, Robert J.**

Late of 329 Shepherd Road, Sayre (died October 1, 2019)  
Executor: Donald DeProspero, 2711 Druid Place, Holiday, FL 34691  
Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

**Donovan, Tammy Rae**

Late of Burlington Township (died October 5, 2019)  
Administrator: Jon Donovan 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

**Hausknecht, Carl**

Late of Athens Township (died November 24, 2019)  
Executor: C&N Bank, Attn.: Jennifer Schultz, AVP/Trust Account Administrator, 1827 Elmira Street, Sayre, PA 18840  
Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

**West, Ruth D.**

Late of South Creek Township (died November 9, 2019)  
Executrix: Kim E. Clarkson, 5 Milestone Manor Court, Germantown, MD 20876-5906  
Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell, Sheetz & Blaney, 1090 West Main Street, Troy, PA 16947

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**SHERIFF'S SALE**

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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

## BRADFORD COUNTY LAW JOURNAL

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County Courthouse in Towanda, PA on Wednesday, January 29, 2020 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 Standing Stone, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

TO ARRIVE AT SAID BEGINNING POINT, start at a point located in the easterly line of River Vista, same being the southwesternmost corner of Lot #1 as shown on the hereinafter recited survey; proceed thence along the southerly line of said Lot #1, the following three courses and distances: (1) North 77 degrees 35 minutes 43 seconds East 119.54 feet to a point for a corner; (2) South 17 degrees 02 minutes 45 seconds East 48.19 feet to a point for a corner; and (3) North 76 degrees 04 minutes 11 seconds East 110.25 feet to a point located in the southwesternmost corner of Lot #2 (the premises herein conveyed), the place of beginning; thence along the common boundary line of Lot #1 and Lot #2, North 06 degrees 40 minutes 30 seconds West 557.73 feet to a point for a corner; thence along the common boundary of the lands herein described and lands now or formerly of Eloise Bush, North 84 degrees 30 minutes 05 seconds East 222.99 feet to a point for a corner; thence along the common boundary of the lands herein described and Lot #3 as shown on the hereinafter recited survey, the following two courses and distances: (1) South 07 degrees 15 minutes 18 seconds West 457.35 feet to a point; and (2) South 13 degrees 55 minutes 49 seconds East 94.13 feet to a point; thence along the common boundary of the lands herein described and Lot #4 on the hereinafter survey, South 76 degrees 04 minutes 11 seconds West 125.74 feet to the point and place of beginning. CONTAINING 87,120.0 square feet, or 2.00 acres, more or less.

Title to said Premises vested in Martin D. Borst and Roxanna Maxson by Deed from Charles J Palmer et al dated June 11, 2003 and recorded on June 12, 2003 in the Bradford County Recorder of Deeds as Instrument No. 200308598.

The said Roxanna Maxson departed this life on December 8, 2013 whereupon title vested in Martin D. Borst.

Being known as: 52 Robin Circle a/k/a RR#2 Box 49A2, Wysox, PA 18854.

Tax Parcel Number: 43-088.00-094-016.

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 WILMINGTON SAVINGS FUND d/b/a CHRISTIANA TRUST AS INDENTURE TRUSTEE FOR CSMC 2016-RP1 vs. MARTIN BORST.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 8, 2020

Jan. 7, 14, 21

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### SHERIFF'S SALE

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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, January 29, 2020 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 Monroe, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

## BRADFORD COUNTY LAW JOURNAL

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BEGINNING at a point in the center line of Township Road No. T-416, said point being in the southwest corner of the lands hereby conveyed and in the east line of adjoining lands of George Whyte, now or formerly; thence along the line of lands of George Whyte, now or formerly, the following four (4) courses and distances: (1) through a found pin at or near the northern edge of Township Road No. T-416, North 09° 16' 08" East 320.5 feet to a pin; (2) North 01° 34' 05" East 32.25 feet to a pin; (3) North 03° 34' 48" East 25.95 feet to a found pin for a corner; the northwest corner of the lands hereby conveyed; and (4) South 81° 13' 12" East 152 feet to a found pin for a corner, the northeastern most corner of the lands hereby conveyed; thence along the west line of formerly Elm Street a/k/a Old School House Road, now abandoned, South 00° 08' 17" East 60.74 feet to a point for a corner; thence along line of other lands formerly of Doyle Lingle et ux to Benjamin J. Kiman et ux, North 85° 34' 58" West 104.59 feet to a pin for an interior corner; thence continuing along line of said lands subsequently conveyed to Benjamin J. Kiman et ux the following two (2) courses and distances: (1) South 09° 16' 08" West 226.23 feet to a pin; (2) South 05° 41' 55" West 80 feet through a pin at or near the northern edge of Township Road No. T-416 for a corner; thence along the center line of Township Road No. T-416, North 85° 34' 58" West 56 feet to a point, the point and place of beginning.

CONTAINING .59 acres, more or less, as per plat of survey of George K. Jones, Registered Surveyor, dated June 8, 1989, recorded July 12, 1989, Map No. 10493-1, the lands hereby conveyed being designated as Lot Nos. 2 and 2A thereon. Said survey was approved by the Bradford County Planning Commission on July 12, 1989 and recorded as such in the Office of the Recorder

of Deeds of Bradford County on July 12, 1989.

BEING the same premises which Deanne M. Watkins, now by marriage, Deanne M. Benjamin and Howard C. Benjamin, her husband, granted and conveyed to Deanne M. Benjamin and Howard C. Benjamin, her husband by virtue of their Deed dated October 29, 2008 and recorded on November 3, 2008 in the Office of the Recorder of Deeds in and for Bradford County to Instrument No. 200818757.

SUBJECT to the same exceptions, reservations and conditions as are found in the prior deeds forming the chain of title.

Improved with a single family residence having an address of 235 Brocktown Road, Monroeton, Pennsylvania 18832 f/k/a RR 1, Box 1388, Monroeton, Pennsylvania 18832, which is identified by Assessment No. 25-098.01-006.

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 PEOPLES STATE BANK vs. DEANNE M. BENJAMIN & HOWARD C. BENJAMIN.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 8, 2020

Jan. 7, 14, 21

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### SHERIFF'S SALE

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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, January 29, 2020 at 10:00

## BRADFORD COUNTY LAW JOURNAL

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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 at a point in the centerline of Township Road No. 545, being the most northeasterly corner of the lot about to be described; thence westerly on a course approximately perpendicular to the centerline of said Township Road for a distances of 306 feet to a pin for a corner; thence southerly on a line approximately parallel to the centerline of said Township Road, 180 feet to a pin for a corner; thence easterly on a course approximately perpendicular to the centerline of the said Township Road, 306 feet to a point in the centerline of said Township Road; thence northerly along the centerline of said Township Road, 180 feet to the place of beginning.

CONTAINING 1 acres of ground, more or less, together with a doublewide home.

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.

BEING the same premises conveyed by Richard Ackley and Patricia L. Ackley, husband and wife, to David R. Ackley, by deed dated 15 August 2007 and recorded immediately prior the recording of this instrument.

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. DAVID R. ACKLEY.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 8, 2020

Jan. 7, 14, 21

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### SHERIFF'S SALE

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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, January 29, 2020 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Towanda Borough, County of Bradford, Commonwealth of Pennsylvania.

COMMENCING at a pin in the easterly line of Mechanic Street, said pin being situate at the northwesterly corner of lands now or formerly of Lillian Wood, said pin being situate at the southwesterly corner of lands hereby described and said pin being situate 390 feet along the easterly line of Mechanic Street from the intersection of the easterly line of Mechanic Street and the northerly line of Bridge Street; thence from said point of beginning, North 24 degrees 15 minutes West 50 feet along the easterly line of Mechanic Street to a pin situate at the southwesterly corner of lands now or late of Michael and Patricia A. McLinko; thence North 65 degrees 20 minutes East 150 feet along the southerly line of lands of said Michael and Patricia A. McLinko to a pin situate in the westerly line of lands now or late of Jack LeJedal; thence South 24 degrees 15 minutes East 50 feet along the westerly line of lands of said Jack LeJedal to a pin situate at the common intersection of lands of said Jack

## BRADFORD COUNTY LAW JOURNAL

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Leljedal, lands now or late of Belle Lent and lands now or late of Lillian Wood; thence South 65 degrees 20 minutes West 150 feet along the northern line of said Lillian Wood to the place of beginning.

The foregoing description is according to survey by George K. Jones, Bradford County Surveyor, dated 11 November 1961, Map No. 4549.

BEING KNOWN AS: 14 MECHANIC STREET, TOWANDA, PA 18848.

PROPERTY ID NUMBER: 48-086.03-074-000-000.

BEING THE SAME PREMISES WHICH ESTATE OF DORIS M. McLINKO, BY LOUANN McGUIRE EXECUTRIX BY DEED DATED 4/19/2010 AND RECORDED 4/20/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201007716, GRANTED AND CONVEYED UNTO LYNN J. McLINKO, MARRIED.

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. LYNN McLINKO.  
Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 8, 2020

Jan. 7, 14, 21

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### SHERIFF'S SALE

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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, January 29, 2020 at 10:00

o'clock in the forenoon the following described property to wit:

All That Certain Lot, Piece Or Parcel Of Land Situate And Being In The Borough of South Waverly, County of Bradford, And Commonwealth Of Pennsylvania, Bounded And Described As Follows:

BEGINNING at an iron pin on the east side of Loder Street where it intersects with the south line of Pleasant Street; thence South 80 degrees 30 minutes East a distance of 129.8 feet to an iron pin located on the northwest corner of lands now or formerly of Mary Shopia Connolly; thence along the west line of Connolly's, now or formerly, land South 9 degrees 30 minutes West a distance of 87 feet, more or less, to an iron pin; thence through the lands of now or formerly of Dominic Petrocco and Della W. Petrocco, North 80 degrees 30 minutes West a distance of 178.3 feet to an iron pin located on the east line of Loder Street; thence along the east line of Loder Street, North 39 degrees East a distance of 99.4 feet to an iron pin and the place of beginning.

BEING AND INTENDING to describe Lot No. 16 and the northerly half of Lot No. 43 as set forth on a survey prepared by George K. Jones, County Surveyor, made September 7, 1959, and bearing No. 4004.

BEING KNOWN AS: 368 LODER STREET, SAYRE, PA 18840.

PROPERTY ID NUMBER: 41-007.04-154-000.

BEING THE SAME PREMISES WHICH MICHAEL ANTHONY FASCINELLA EXECUTOR OF THE ESTATE OF ANTHONY C. FASCINELLA BY DEED DATED 8/19/2014 AND RECORDED 8/27/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTNO: 201419689, GRANTED AND CONVEYED UNTO MICHAEL A. FASCINELLA AND ANN M. FASCINELLA, HUSBAND AND WIFE.



## BRADFORD COUNTY LAW JOURNAL

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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 WILMINGTON TRUST, N.A. vs. MICHAEL FASCINELLA, MICHAEL FASCINELLA EXECUTOR OF THE ESTATE OF ANTHONY C. FASCINELLA.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
Jan. 8, 2020

Jan. 7, 14, 21