
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.

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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

Coats, David Lynn a/k/a David Coats a/k/a David L. Coats

Late of Wyalusing (died July 22, 2019)

Executrix: Amanda Coats c/o Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848

Attorney: Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848, (570) 265-4492

Gardner, Donald A.

Late of Ulster Township (died August 11, 2019)

Executrix: Florence M. Gardner, 1527 Old Hamilton Street, Somerset, NJ 08873

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

Hawthorne, Gerald S.

Late of Granville Township (died August 14, 2019)

Executor: Brian B. Hawthorne, 103 Kubesh Court, Yorktown, VA 23693

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

Mohn, Randall Keith a/k/a Randall K. Mohn a/k/a Randall Mohn

Late of West Burlington Township (died February 14, 2019)

Executrix: Mary Jane Mohn, 3022 Hanks Road, Troy, PA 16947

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 North Elmira Street, Athens, PA 18810

Sitas, Michael P. a/k/a Michael Paul Sitas
Late of Herrick Township (died July 24, 2019)

Executor: Samuel T. Sitas, 52 Camp Road, Wyalusing, PA 18853

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

Smith, Mary Louise

Late of Athens Township (died August 5, 2019)

Executor: Steven C. Smith, 4931 Wilawana Road, Sayre, PA 18840

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

Smith, Paul T. a/k/a Paul Thomas Smith

Late of the Borough of Wyalusing (died December 28, 2018)

Executor: Jeffrey T. Smith c/o Catherine J. Garbus, Esquire, 24 E. Tioga Street, Tunkhannock, PA 18657

Attorney: Catherine J. Garbus, Esquire, 24 E. Tioga Street, Tunkhannock, PA 18657, (570) 836-6749

SECOND PUBLICATION

Fox, Sally Z.

Late of Bradford County.

Executrix: Mary Rose Shaylor 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

Sturges, David K.

Late of Bradford County.

Executrix: Nancy Sturges Madara c/o Christopher D. Jones, Esquire, Griffin,

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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

THIRD PUBLICATION

Reed, Ronald M.

Late of Wilmot Township (died July 18, 2019)

Executor: Ryan A. Reed, 4255 Windsor Place, Center Valley, PA 18034

Attorney: Kenneth R. Levitzky, Esquire, P.O. Box 489, Dushore, PA 18614

Trexler, Harold R. a/k/a Harold Ray Trexler

Late of Ridgebury Township (died July 10, 2019)

Executor: William J. Trexler, 5513 Lansdowne Avenue, Fort Worth, TX 76135

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

NOTICE OF NONPROFIT INCORPORATION

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected that the corporation by the name of:

NEATH CHURCH, INC.

which has its registered office and its principal location of the church at: 4702 Williams Road, Warren Center, PA 18851, filed its Articles of Incorporation with the Pennsylvania Department of State on June 17, 2019, and has been organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, 15 Pa. C.S.A. Section 5101 et seq., as amended, for the following purposes: to be a church where lives are changed as God is glorified and enjoyed, known and made known, our mission being loving and serving God and people.

Sept. 10

MISCELLANEOUS LEGAL NOTICE

COURT OF COMMON PLEAS
BRADFORD COUNTY,
PENNSYLVANIA

2018-CV-0013

CIVIL ACTION

ALLSTATE INS. CO. a/s/o
Lisa Wheeler, Robert Butters and
Karmie McBride

Plaintiffs

vs.

ANTHONY BATES

Defendant

A Complaint has been filed in the referenced Court of Common Pleas for an auto accident. The Defendant is identified upon the caption above.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
301 Main St.
Towanda, PA 18848-1851
(570) 265-1712—Phone
(570) 265-1731—Fax

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DOUGLAS G. AARON, ESQUIRE
Attorney ID No. 54058
1628 JFK Blvd.
Ste. 810
Philadelphia, PA 19103
(215) 561-7000

Sept. 10

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 25, 2019 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 Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the southeast corner of land now or formerly owned by S. H. Jewell in the center of Union Street; thence East along the center of Union Street 60 feet to the southwest corner of G. F. Krise's lot, now or formerly; thence northerly along the west line of said Krise lot, now or formerly, 280 feet to the corner of Mill Creek; thence westerly along the center of Mill Creek to the northeast corner of S. H. Jewell's lot, now or formerly, about 280 feet to the place of beginning. CONTAINING 13,000square feet of land, more or less.

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.

Parcel No. 15-105.04-037-000-000.

Being Known as 181 East Union Street, Canton, PA 17724.

Fee Simple Title Vested in Jeremy M. Currington by deed from Brian R. Hartford and Mariette A. Hartford, his wife, dated 1/6/2011, recorded 1/10/2011, in the Bradford County Clerk's Office in Deed Instrument No. 201100745.

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. JEREMY CURRINGTON.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Sept. 4, 2019

Sept. 3, 10, 17

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 25, 2019 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 Tuscarora, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the common intersecting point of the lands herein described, the centerline of U.S. Route 6 and the easterly boundary of lands of Walter J. Hovator, now or formerly; thence proceeding along a chord having a radius of 1,432.69 feet and arc of 394.46 feet South 64 degrees 30 minutes 04 seconds East 393.22 feet to a point along the centerline of U.S. Route 6; thence crossing

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the southerly right of way line of U.S. Route 6, through a set pin along a stonewall, South 53 degrees 20 minutes 25 seconds West 618.14 feet to a found pin; thence North 14 degrees 15 minutes 50 seconds East 509.08 feet to a found pin and North 19 degrees 02 minutes 40 seconds East 47.56 feet to the point and place of beginning.

BEING KNOWN AS: 46758 ROUTE 6 a/k/a RR 2 BOX 2134, LACEYVILLE, PA 18623.

PROPERTY ID NUMBER: 54-115.00-143-001.

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 DEUTSCHE BANK NATIONAL TRUST COMPANY vs. TRACEY McMICKEN.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Sept. 4, 2019

Sept. 3, 10, 17

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 25, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Description

ALL that certain lot or piece of ground situate in the Third Ward of the BOROUGH OF TOWANDA, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the South line of Huston Street, said iron pin being located 50.0 feet East of the Eastern line of North Fourth Street and at the Northwestern corner of the herein described premises; thence North 77 degrees 45 minutes East along the South line of Huston Street, 50.0 feet to an iron pin at the Northeastern corner of the herein described premises; thence South 12 degrees 00 minutes East 152.1 feet along lands of Richard H. Dunn and Theresa Dunn, his wife, to an iron pipe at the Southeastern corner of the herein described premises; thence South 77 degrees 45 minutes West 50.0 feet along other lands of John H. McCarthy and Judith F. McCarthy, to a found iron pipe at the Southwestern corner of the herein described premises; thence North 12 degrees 00 minutes West 152.1 feet along lands of Walsh to an iron pipe, the place of beginning.

CONTAINING a dwelling house and 7,605.00 square feet of land, more or less, according to Survey Map #1047-130 of Leonard T. Carver, Registered Surveyor, dated 9 July 1982, approved by the Bradford County Planning Commission as a subdivision on 20 March 1984 and recorded on 28 March 1984 as Map #1837 in the Office of the Recorder of Deeds of Bradford County.

BEING the same premises conveyed to Neal Cretelle, Jr. by George D. Stempel and Sara L. Stempel, his wife, by deed dated November 8, 2013 and recorded November 13, 2013 to Bradford County Instrument Number 201322463.

Parcel No.: 49-086.01-047-000-000.

Property Address: 25 Huston Street, Towanda, PA 18848.

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 SARA L. COCHRANE vs. NEAL CRETELLE, JR.
Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
Sept. 4, 2019

Sept. 3, 10, 17

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 25, 2019 at 10:00 o’clock in the forenoon the following described property to wit:

ALL that certain tract or lot of land situate in the Borough of Sayre, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point in the Borough of Sayre aforesaid, in the North line of Holly Street, 100 feet distant from the intersection of the West line of River Street; running thence Northerly along the lands of Gaetano Liguori, now or formerly, 50 feet to a corner; thence Westerly at right angles with River Street, 50 feet; thence Southerly on a line parallel with River Street, 50 feet to the North line of Holly Street; thence

Easterly on the North line of said Holly Street, 50 feet to the place of beginning, and having thereon a two story frame dwelling house. The streets and boundaries from which the above description was written is from a map and survey by Z.F. Walker, June 23, 1873. Said map being duly recorded in the Office of the Register and Recorder of Bradford County at Towanda, PA, in Book of Deeds 144, Page 560.

BEING and intending to describe the same premises conveyed to Michael E. Flanigan from Julia Stromick, widow, by deed dated August 8, 2001, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, on August 9, 2001, as Bradford County Instrument Number 200109249.

Bradford County Assessment Number 37-020.21-096-000-000.

Address: 105 Holly 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 1ST CITIZENS COMMUNITY BANK vs. MICHAEL FLANIGAN.
Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
Sept. 4, 2019

Sept. 3, 10, 17