

Bradford County Law Journal

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Towanda, PA Tuesday, July 19, 2016

No. 29



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
Deborah Barr, Esquire
Frances W. Crouse, Esquire

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 protection 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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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

Liebhaber, Francis J. a/k/a Francis Liebhaber

Late of Athens Township (died February 27, 2015)

Executrix: Catherine M. Liebhaber, 66 McDuffee Street, Sayre, PA 18840

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

SECOND PUBLICATION

Benjamin, David Leon

Late of Bradford County

Executrix: Janet Russell c/o Rinaldo DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Rinaldo DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Brown, Janice M.

Late of Smithfield Township (died May 25, 2016)

Co-Executors: Kevin L. Brown, A. Neil Brown and Linda M. Elsbree c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Driscoll, Dorothea H.

Late of Athens Township (died April 19, 2016)

Executrix: Karen A. Bracken, 138 Bressler St., Sayre, PA 18840

Gilluly, Beverly D.

Late of 703 Church Street, Athens (died March 11, 2012)

Executrix: Ann M. Klinger, 7278 Ulster Road, Ulster, PA 18850

Attorneys: Frances W. Crouse, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Lovejoy, Charlotte a/k/a Charlotte M. Lovejoy

Late of Athens Township (died May 21, 2016)

Executor: Daniel Leary, 63 Pine Street, Waverly, NY 14892

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

THIRD PUBLICATION

Minard, John K. a/k/a John Kenneth Minard

Late of 312 Minard Drive, Sayre (died April 18, 2016)

Executrix: Jeanette H. Minard, 312 Minard Drive, Sayre, PA 18840

Attorney: Frances W. Crouse, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Olmstead, June Doris a/k/a June D. Olmstead a/k/a June Olmstead

Late of Windham Township (died January 13, 2015)

Administratrix: Bobbi Jo Smith, 26264 N. 46th St., Phoenix, AZ 85050

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

NOTICE OF NONPROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with

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the Pennsylvania Department of State on July 12, 2016 for the following nonprofit cooperative:

POPS DREAM FAMILY
COOPERATIVE, INC.

440 Pops Dream Lane, Athens, PA 18810,
which has been incorporated under the
provisions of the Pennsylvania Business
Corporation Law of 1988 as amended.

LAW OFFICE OF ROBERT W.
CHAPPELL, ESQUIRE
P.O. Box 156
Rome, PA 18837
Phone: (570) 247-2382

July 19

REGISTER'S NOTICE

0814-0204 FIRST AND FINAL AC-
COUNT AND PROPOSED DISTRIBUTION
OF MARY S. BRANDENBURG,
Executrix of the Estate of Gerald F. Bride,
late of Asylum Township, Bradford Co., PA.

The same will be presented to the Or-
phans' Court on the 2nd day of August, 2016.
Shirley Rockefeller
Register of Wills

July 19, 26

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, July 27, 2016 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 Borough of
Canton, County of Bradford and Common-
wealth of Pennsylvania, bounded and de-
scribed as follows:

Beginning in the center of Center Street,
at the Southwest corner of a lot formerly
owned by P. H. Harding; thence South 82
1/2 degrees East 8.6 rods to a post in the
South line of the Harding lot, now or for-
merly; thence South 6 1/2 degrees West 4.8
perches to a post; thence South 75 degrees
West 2/10 of a rod to a post; thence South
76 degrees West 8.4 perches to Center Street;
thence by the center of Center Street, North
1 1/2 degrees West 7.8 perches to the place
of beginning.

Containing about 1/2 acre, be the same
more or less.

Being known as: 432 N. Center Street,
Canton, PA 17724.

Parcel #: 15-105.03-213-000-000.

BEING the same property conveyed to
Matthew W. Machmer, single, and Cindy L.
Jennings, single, as joint tenants with right
of survivorship, who acquired title by virtue
of a deed from Matthew W. Machmer,
single, and Lewis J. Packard and Doris J.
Packard, husband and wife, dated May 22,
2008, recorded June 16, 2008, at Instrument
Number 200808786, Bradford County,
Pennsylvania records.

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. MAT-
THEW MACHMER.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
July 6, 2016

July 5, 12, 19

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

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, July 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain lot, piece or parcel of land, situate in the Borough of Sayre, County of Bradford, and State of Pennsylvania, more particularly bounded and described as follows, viz;

BEGINNING at a point in the east line of Keystone Avenue at the northwest corner of Lot No. 24 and thence running easterly along the north line of Lot No. 24, seventy-one and five-tenths (71.5) feet to the southwest corner of Lot No. 23, fifty (50) feet to a corner; thence westerly in a direct line about eighty (80) feet, be the same more or less, to the east line of South Keystone Avenue at a point fifty (50) feet north of the place of beginning; thence southerly along east line of Keystone Avenue, fifty (50) feet to the place of beginning.

BEING a strip of land fifty (50) feet in width off the south side of Lot No. 27 on the Map of J.A. Woodworth lots, Keystone Avenue, Sayre, Pennsylvania.

BEING THE SAME PREMISES which Richard Faltisco and Mary T. Suffern, both individually and as Co-Executors of the Estate of Joseph F. Faltisco and Joseph E. Faltisco, individually, by Deed dated 3/24/10 and recorded 3/26/10 in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument #201005978, granted and conveyed unto Wayne Gonzalez, single, in fee.

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 JP MORTGAGE vs. WAYNE GONZALEZ.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
July 6, 2016

July 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, July 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain lot, tract and parcel of land being in the Mountain Vista Subdivision, located in the Township of Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as Lot 1 according to a survey by Millstone Surveying of Troy, Pennsylvania, dated May 28, 2002 as Map No. T-163. Said survey was approved by the Bradford County Planning Commission on December 17, 2003, as File No. 2003-149 as follows:

BEGINNING at a point in the centerline of T-540, said point being the southeast corner of lands now or formerly of Bruce E. McMail (County Subdivision No. 2001 183) and the northeast corner hereof; thence along the centerline of T-540 and along the western line of lands now or formerly of Stephen Twigg South 04° 01' 01" West 100.00 feet to a point, said point being the southeast corner hereof; thence along the northern line of Lot 2 of the herein described subdivision South 80° 55' 18" West 293.82 feet to a point in the centerline of SR 0014 and in the eastern line of lands now or formerly of Cummings Lumber Company, Inc., said point being the northwest corner of Lot 2 of

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the herein described subdivision and the southwest corner hereof; thence along the eastern line of lands now or formerly of Cummings Lumber Company, Inc., and along the centerline of SR 0014 North 08° 19' 39" West 100.00 feet to a point, said point being the southwest corner of lands now or formerly of Bruce E. McMail and the northwest corner hereof; thence along the southern boundary line of lands now or formerly of Bruce E. McMail North 81° 23' 34" East 315.18 feet to a point in the centerline of T 540, said point being the point and place of beginning.

CONTAINING 0.690 acres, more or less.

BEING AND INTENDING to describe the same lands conveyed to Gregory S. Vogel and Amanda L. Vogel, husband and wife, by Thomas E. Shaw, Jr., and Jennifer S. Shaw, husband and wife, by deed dated May 26, 2010, and recorded on June 1, 2010, in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, to Bradford County Instrument Number 201011085.

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.

Property Address: 409 Havens Road, Troy, PA 16947.

Assessment Number: 53-068.00-077-006-000.

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 ELMIRA SAVINGS BANK vs. AMANDA VOGEL & GREGORY VOGEL.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
July 6, 2016

July 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, July 27, 2016 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THOSE CERTAIN lots, pieces or parcels of land situate, lying and being in the Township of Standing Stone, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at the northwest corner of a lot which Ellen Pitcher and her husband formerly occupied; thence along the road, North 34 degrees West 2 perches and 19 links to a stake halfway from the aforesaid corner to the ditch leading from the road to the culvert under the railroad; thence South 43 1/2 degrees West 9 perches to the berm bank of the old canal (now railroad); thence 2 1/2 perches South 56 degrees East to the line of the lot on which the said Pitchers lived; thence along said line North 45 degrees East to the place of beginning. CONTAINING 25 perches of land, more or less, and being intended as one-half the land between the road and berm bank of the old canal (now railroad).

LOT NO. 2: BEGINNING at the northwest corner of a lot of land conveyed by deed bearing date October 30, 1861, from Henry Westbrook on the main stage road from

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Towanda to Tunkhannock; thence South 47 degrees West along line of lands formerly of Asa Stephens, 11 perches to the old canal (now railroad); thence South 60 degrees East along railroad 8 perches to a corner; thence North 47 degrees East 9.7 perches to the stage road; thence North 63 degrees East 8 perches along said road to place of beginning. CONTAINING 85 perches of land, more or less.

EXCEPTING AND RESERVING, all that certain lot, piece or parcel of land conveyed by Lee Olen Weiskop and Flora May Weiskop, his wife, to Frank A. Browning, Sr. and Susan E. Browning, his wife, by deed dated July 7, 1966, bounded and described as follows: BEGINNING in the center of State Highway #8023, being at the Northeast corner of lands of Mildred J. Donovan and being the Northwest corner of the lands about to be described; thence along the center of said highway, South 49 degrees East 85.9 feet to a point in the center of said highway; thence across an iron stake at the South edge of said highway, South 48 degrees West 168.4 feet to an iron pipe on the North line of lands of the Lehigh Valley Railroad Company; thence along the North line of said railroad company, North 55 degrees 23 minutes West 96 feet to an iron pipe; thence along the East line of lands of Mildred J. Donovan, North 51 degrees East 181.5 feet across an iron pipe at the South edge aforementioned State Highway to the center of the same, being the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1862 RIVER ROAD (f/k/a RR 2 BOX 39), WYSOCK, PA 18854.

BEING THE SAME PREMISES WHICH Annette M. Johnson, by deed dated January 31, 2007 and recorded February 1, 2007 to Bradford County Instrument No. 200701247, granted and conveyed unto Carl J. Jones.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

TAX PARCEL: 43-088.02-015.

ASSESSED VALUE: \$11,600.

COMMON LEVEL RATIO: 3.13.

SEIZED IN EXECUTION AS THE PROPERTY OF CARL A. JONES UNDER BRADFORD COUNTY JUDGMENT NO. 2015-MF-0075.

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 U.S. BANK NATIONAL ASSOCIATION vs. CARL JONES.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

July 6, 2016

July 5, 12, 19