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**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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## 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

**Baker, Dorothy Jean a/k/a Dorothy F.**

**Baker**

Late of Wyalusing Township (died August 20, 2019)

Co-Executors: Linda Chaffee and Paul Mulcahy c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

**Brown, Ruthanna L.**

Late of Overton Township (died August 29, 2019)

Co-Executrices: Angela Bellinger and Roxanne Bishop c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

**Kepner, Mary M. a/k/a Mary Bodistow a/k/a Mary Proctor**

Late of Sayre Borough (died September 6, 2019)

Administrator: Michael R. Proctor, 1800 Main Street, Suite 200, Canonsburg, PA 15317

**Miller, John Edward**

Late of West Burlington

Executrix: Mary Catherine Miller, 1137 Kesler Rd., Front Royal, VA 22630

**Pierce, Louise A. a/k/a Louise Pierce a/k/a Doris Louise Ameigh Pierce**

Late of Columbia Township (died August 11, 2019)

Executor: Gary D. Pierce c/o Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947  
Attorneys: Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

#### SECOND PUBLICATION

**Bidlack, Edwin L., Jr.**

Late of Bradford County.

Administratrix: Danielle G. Lear c/o Christopher D. Jones, Esquire, Griffin, 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

**D'Onofrio, Silvio Anthony a/k/a Joe D'Onofrio**

Late of New Albany

Executrix: Julie M. Hayden, 219 Amhurst Rd., Cape May, NJ 08204

Attorney: John A. Shoemaker, Esquire, 125 Headley Ave., Dushore, PA 18614, (570) 928-7374

**Keelty, Gerald P.**

Late of Athens Borough (died August 2, 2019)

Administrator: Christopher J. Keelty, 1778 E. River Road, Nichols, NY 13812  
Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

#### THIRD PUBLICATION

**Hatch, Lucille C.**

Late of 113 Country Acres Lane, Milan (died August 24, 2019)

Executor: Randy Hatch, 217 Hickory Drive, Athens, PA 18810

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Attorney: Taunya Knolles Rosenbloom,  
Esquire, 332 South Main Street, P.O.  
Box 309, Athens, PA 18810

**Lantz, James R. a/k/a James Russell  
Lantz**

Late of Athens Township (died May 9,  
2019)

Executor: James M. Lantz, 106 Ward  
Heights North, Newfield, NY 14867

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

**McGovern, Robert E.**

Late of Canton Borough (died August  
12, 2019)

Executor: Robert P. McGovern, 8905  
Peck Hill Road, Manlius, NY 13104

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

**Roy, Julia Marie**

Late of 3524 Sugar Cabin Road, Rome  
(died September 9, 2007)

Administrator: Aaron Roy, 3524 Sugar  
Cabin Road, Rome, PA 18837

Attorney: Taunya Knolles Rosenbloom,  
Esquire, 332 South Main Street, P.O.  
Box 309, Athens, PA 18810

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### NOTICE OF INCORPORATION

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NOTICE IS HEREBY GIVEN that  
Articles of Incorporation have been filed  
with the Department of State of the Com-  
monwealth of Pennsylvania, at Harrisburg,  
Pennsylvania, for the purpose of obtaining a  
Certificate of Incorporation pursuant to the  
provisions of the Business Corporation Law  
of the Commonwealth of Pennsylvania, Act  
of December 21, 1988, P.L. 1444, No. 177,  
as amended.

The name of the corporation is:

TOWANDA AUTOMOTIVE, INC.

The Articles of Incorporation were filed  
on July 15, 2019.

Oct. 15

### SHERIFF'S SALE

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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, October 30, 2019 at 10:00  
o'clock in the forenoon the following de-  
scribed property to wit:

Tract I:

Beginning at a point, being the southeast  
corner of lands, now or formerly, of the  
herein Grantor, and being the center of the  
public road running between Towanda and  
Liberty Corners (Leg. Rt. #08022); thence  
West along the south boundary of lands now  
or formerly of the herein Grantor and also  
the north boundary of lands of Fred Frutchey,  
formerly, now or late of Clinton Francisco,  
for a distance of 290 feet to a pin; thence in  
a Northerly direction along the line of Tract  
II a distance of 363 feet to a pin; thence in  
and Easterly direction along the line of Tract  
II for a distance of 290 feet to a point in the  
aforesaid Highway; thence along the center  
of the said Highway Southerly for a distance  
of 363 feet to place of beginning.

Containing Two acres (2) more or less.

Tract II:

Beginning at a pin, being the southeast  
corner of lands now or formerly of the  
herein Grantor, said pin being on common  
boundary line between lands of Fred  
Frutchey, formerly, now or late of Francisco,  
and lands herein and Tract I; thence West  
along the South boundary of lands of the  
herein Grantor and also the North boundary  
of lands of Fred Frutchey, formerly, nor or  
late of Francisco, for a distance of 731 feet  
to a point; thence in a Northerly direction  
462 feet to a point; thence in an Easterly  
direction 1103 feet to the center of the public  
road running between Towanda and Liberty  
Corners (Leg. Rt. #08022); thence in a  
Southerly direction along the center of said

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road a distance of 71 feet to a point; thence in a Westerly direction a distance of 290 feet along the common boundary lines of Tracts I and II to a pin; thence Southerly along the common boundary line of Tracts I & II a distance of 383 feet to the point of beginning.

Excepting and reserving, however, from Tract II above a 20 foot wide strip of land, running back 1103 feet from the center the of the highway, as conveyed by Frank Guldenschuh et ux to George Guldenschuh et ux by Deed dated October 16, 1974 and recorded December 2, 1974 in Bradford County Deed Book 487 at Page 208.

BEING KNOWN AS: RR 4 BOX 271 a/k/a 2346-2348 LIBERTY CORNERS ROAD, TOWANDA, PA 18848.

PROPERTY ID NUMBER: 25/100.00/007/000 000/.

BEING THE SAME PREMISES WHICH VALERY SCOTT MITROS BY DEED DATED 10/15/1999 AND RECORDED 10/15/1999 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 199911408, GRANTED AND CONVEYED UNTO M. GLENN LEWIS.

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. NELLIE THOMAS AS ADMINISTRATRIX OF THE ESTATE OF GLENN LEWIS DECEASED.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
October 9, 2019

October 8, 15, 22

### 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, October 30, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain lot, piece or parcel of land or tract, in Athens Township, Bradford County, Pennsylvania, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a pin at the northwest corner of lands of Robert L. and Judy L. Smith, now or formerly; thence along Smith's west line South 8° 59' 47" West a distance of 219.64 feet to a pin in the line of lands of Carol Smith, now or formerly, for a corner; thence along the north line of lands of Carol Smith, now or formerly, North 81° 00' 13" West a distance of 175.42 feet to a spike in a stump for a corner; thence along other lands of Robert L. & Edna I. Fiske, now or formerly, North 0° 12' 47" East a distance of 208.91 feet to an iron pin, the point and place of beginning. Containing 0.825 acres according to survey No. 6967-4 made by George K. Jones & Associates and revised as of October 17, 1997.

In addition: commencing at a found iron pin in the northerly line of the lands of Carol Smith, now or formerly, at the southeast corner of the lands of Robert L. & Edna I. Fiske, now or formerly; thence along the easterly line of the lands of Robert L. & Edna I. Fiske North 8° 59' 47" East a distance of 219.64 feet to a found iron pin in the southerly line of property of Walter Finch Sr., now or formerly; thence South 3° 33' 9" West a distance of 90.47 feet to a set iron pin; thence South 4° 20' 08" East, a distance of 133.16 feet to an iron pin set in the northerly line of the lands of Carol Smith, now or formerly; thence North 81° 00' 13" West a distance of 39.29 feet to a found iron pin, marking the point and place of beginning. Consisting of 3,488 square feet of land as set forth on a

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survey map prepared by George K. Jones and Associates, surveyors, dated November 20, 1998, and bearing map number 6967-5.

BEING and intending to describe the same premises conveyed to Vernon L. Rogers and Bonnie J. Rogers by deed from Robert L. Fiske and Edna I. Fiske dated January 14, 2004, and recorded in the office of the Recorder of Deeds of Bradford County, Pennsylvania, on January 14, 2004, as Instrument Number 200400528.

Street Address: 66 Round Top Road, Athens, Pennsylvania 18810.

Assessment Number: 09-033.00-054-001-000.

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 GUTHRIE FEDERAL CREDIT UNION vs. BONNIE J. ROGERS.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
October 9, 2019

October 8, 15, 22

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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, October 30, 2019 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 Ulster, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by lands of John J. Layman formerly, now of Wanda Gloskler; ON the East by lands of Doletta McHenry Simpson, now by J. Gordon Anthony et ux; ON the South by the public highway; and ON the West by lands of James Allen.

TITLE TO SAID PREMISES VESTED IN Shannon L. Searfoss, single and Richard E. Kalinowski, II, single, as joint tenants with right of survivorship, by Deed from Valerie Raupers, single, dated 04/24/2008, recorded 04/29/2008 in Instrument Number 200805189.

BEING KNOWN AS: 208 SOUTH SMITHFIELD ROAD a/k/a 7663 ULSTER ROAD, ULSTER, PA 18850.

PROPERTY ID: 55-060.03-073.

TITLE TO SAID PREMISES IS VESTED IN SHANNON L. SEARFOSS, SINGLE AND RICHARD E. KALINOWSKI II, SINGLE BY DEED FROM VALERIE RAUPERS, SINGLE DATED 04/24/2008 RECORDED 04/29/2008, IN THE BRADFORD COUNTY RECORDERS OFFICE AS INSTRUMENT# 200805189.

TO BE SOLD THE PROPERTY OF SHANNON L. SEARFOSS, SINGLE AND RICHARD E. KALINOWSKI II, SINGLE.

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 SOCIETY, FSB d/b/a CHRISTIANA TRUST vs. RICHARDE. KALINOWSKI,

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II; SHANNON L. SEARFOSS a/k/a SHANNON SEARFOSS.  
Clinton J. Walters, Sheriff  
Bradford County Sheriff’s Office  
Towanda, PA  
October 9, 2019

October 8, 15, 22

**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, October 30, 2019 at 10:00 o’clock in the forenoon the following described property to wit:

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

BEGINNING at a point in the center line of Township Road #925 (Pump Station Hill Road), said point being the southeast corner of the lot hereby described and the northeast corner of lands of Brougham; continuing thence North 88° 28’ 15” West 600 feet to a pin for a corner; thence North 1° 49’ 15” East 106 feet to a pin for a corner; thence South 87° 53’ 52” East 600 feet to a point in the centerline of said Township Road #925; thence south on the center line to the point and place of beginning.

CONTAINING approximately 1.4 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN DANIEL A. JOINER, MARRIED, by Deed from HANS ZOBEL AND LINDA T. ZOBEL, H/W, Dated 03/24/2014, Recorded 03/28/2014, Instrument No. 201408537.

Tax Parcel: 09-020.06-005.

Premises Being: 295 GATEWAY INDUSTRIAL PARK ROAD, ATHENS, PA 18810-9228.

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 PENNYMAC LOAN SERVICES, LLC vs. DANIEL A. JOINER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff’s Office  
Towanda, PA  
October 9, 2019

October 8, 15, 22

**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, October 30, 2019 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, bounded and described as follows:

BEGINNING at the northeast corner of lot now or formerly of John F. McGuire and Gertrude L. McGuire, on the west side of Charles Street; thence westerly along said McGuire’s north line 150 feet; thence northerly along the east line of land formerly of J.F. Sanderson, now supposed to be of George Fairchild, 40 feet to land now or formerly of Minnie Titus; thence easterly along said Titus south line, 150 feet to the west side of Charles Street; thence southerly along said Charles Street, 40 feet to the place of beginning.

BEING KNOWN AS: 116 CHARLES STREET, TOWANDA, PA 18848.

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PROPERTY ID NUMBER: 48-086.03-090.

BEING THE SAME PREMISES WHICH MARK K. KINSMAN AND SALLY L. KINSMAN, HUSBAND AND WIFE BY DEED DATED 9/21/2017 AND RECORDED 9/25/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT NUMBER 201716427, GRANTED AND CONVEYED UNTO ASHLEY FICKEN, SINGLE.

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 QUICKEN vs. ASHLEY FICKEN. Clinton J. Walters, Sheriff  
Bradford County Sheriff’s Office  
Towanda, PA  
October 9, 2019

October 8, 15, 22

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, October 30, 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 Township of Rome, County of Bradford and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway 08078, being at the Northwest corner of land of Robert Gillis, thence

along center of said highway North 15 degrees 50 minutes West 62.5 feet and still along center of said highway North 27 degrees 49 minutes West 289.9 feet, to a point for a corner; thence South 27 degrees 49 minutes East 2.6 feet and South 84 degrees 09 minutes East 1918.4 feet to center of State Highway 08079, a point for a corner; thence along center of said highway South 36 degrees 18 minutes East 60.5 feet, and still along center South 39 degrees 18 minutes East 260.8 feet and still along center of highway South 27 degrees 22 minutes East 97.5 feet to the point of beginning.

CONTAINING 13.8 acres of land more or less.

BEING a portion of those same premises conveyed to Edward L. Arnold and Susan T. Arnold, his wife, from Nikolaus Schwaiger by deed dated June 17, 1982 and recorded in Bradford County Deed Book 683, page 320.

TOGETHER with all right, title, and interest which the Grantor may have in land running from the northerly boundary of the premises herein described to the center of Pitney Street.

Susan T. Arnold passed away on or about January 28, 2002.

BEING the same premises conveyed by Edward L. Arnold, single, to Steven M. Brown, married, by deed dated August 5, 2005, and recorded September 2, 2005 in the Office of the Recorder of Deeds in and for Bradford County, Pennsylvania to Instrument Number 200510092.

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 2677 North Rome Road, Rome, Pennsylvania 18837, f/k/a RR 3, Box 3057, Rome, Pennsylvania 18837, which is identified by Assessment No. 32-048.00-105-000-000.



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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 PS BANK vs. STEVEN M. BROWN.  
Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
October 9, 2019

October 8, 15, 22