



## BRADFORD COUNTY LAW JOURNAL

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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

**Baldwin, Robert a/k/a Robert Lehman Baldwin a/k/a Robert L. Baldwin**

Late of Wilmot Township (died September 6, 2022)

Executor: David Baldwin, 110 Ricks Road, Woodstock, NY 12498

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Pauline, Monica S.**

Late of 319 N. Keystone Avenue, Sayre (died October 18, 2022)

Executrix: Kristen L. Pauline, 2391 County Route 60, Elmira, NY 14901

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

**Pruyne, Joshua R.**

Late of Canton Township (died September 30, 2022)

Administrator: Joseph C. Pruyne, 1306 Rumsey Rd., Sayre, PA 18840

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

**Shaffer, Lois Marie a/k/a Lois Marie Robertson**

Late of Canton Township (died October 8, 2022)

Executrix: Jennifer Jackson, 151 Jackson Road, Roaring Branch, PA 17765

Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

#### SECOND PUBLICATION

**Wolfe, Nelson E.**

Late of Burlington Township (died February 4, 2022)

Administrators: Michael N. Wolfe and Christopher A. Wolfe 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

#### THIRD PUBLICATION

**Chilson, Janet B. a/k/a Janet Chilson**

Late of Orwell Township (died August 2, 2022)

Executor: Edward A. O'Connor 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

**Remington, Carl J. a/k/a Carl Judson Remington**

Late of Terry Township (died September 25, 2022)

Executrix: Lisa M. Shoemaker, 1764 Edinger Hill Road, Laceyville, PA 18623

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

#### CHANGE OF NAME NOTICE

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IN THE COURT OF COMMON  
PLEAS OF BRADFORD COUNTY,  
PENNSYLVANIA

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NO. 2022IR0078

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IN RE NAME CHANGE OF  
LEONARY PATRICIA LONGCOY

**BRADFORD COUNTY LAW JOURNAL**

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NOTICE IS HEREBY GIVEN that on November 7, 2022, the petition of Leony Patricia Longcoy was filed in the above-named court, requesting an order to change the name of Leony Patricia Longcoy to Leony Patricia Johnston.

The Court has fixed December 15, 2022 at 10:00 a.m., in Courtroom 1 of the Bradford County Courthouse, Towanda, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties interested may appear and show cause, if any, why the request of the petitioner should not be granted.

Nov. 22

**MISCELLANEOUS LEGAL  
NOTICE**

**LEGAL NOTICE TO: THE HEIRS, SUCCESSORS AND ASSIGNS OF ALDRICH WARD (a/k/a Aldrick Ward a/k/a Eldrick Ward a/k/a Eldrich Ward a/k/a Aldrake Ward) AND HANNAH WARD, HIS WIFE**

Pursuant to 20 Pa. C.S. §§8301(1)(v) and 8304, in Bradford County Court of Common Pleas Case No. 29 Orphans 2022, Troy Holy Trinity UMC Inc. has filed a Petition seeking court authority to sell, mortgage, lease or exchange Bradford County Tax Parcel No. 53-082.01-003-000-000 free of any condition that may be set forth in Bradford County Recorder of Deeds Deed Book 59, Page 307, and/or to continue to operate or own such property free of any such condition. The Court will take any public comment from the aforementioned heirs, successors and assigns of Aldrich Ward and Hannah Ward, at a hearing to be held at 3:30 p.m. on December 12, 2022, in Courtroom 2, Bradford County Courthouse, Towanda, Pennsylvania, and the Court may enter order on such petition at such hearing.

Notice Given by Counsel for Petitioner:  
ZACHARY R. GATES, ESQUIRE  
GATES LAW OFFICE PLLC  
122 Elmira Street  
Suite A  
Troy, PA 16947

Nov. 22, 29

**NOTICE OF SHERIFF'S SALE**

COURT OF COMMON PLEAS  
BRADFORD COUNTY  
CIVIL ACTION LAW

Number 2021 MF 0011

Loandepot.com LLC

v.

DawnMarie C. Hill, Known Surviving Heir of Richard Teeter and Executrix of the Estate of Phyllis Teeter, Richaleen Renee Zeidler, Known Surviving Heir of Richard Teeter, Cheryl Robin Latimer, Known Surviving Heir of Richard Teeter, Jenice Laree Barrett, Known Surviving Heir of Richard Teeter, Ebony Diasha Teeter, Known Surviving Heir of Richard Teeter, and Unknown Surviving Heirs of Richard Teeter

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

TO: Unknown Surviving Heirs of Richard Teeter

Your house (real estate) at 1331 Falsey Hill Road, Towanda, PA 18848 is scheduled to be sold at Sheriff's Sale on February 23, 2023 at 10:00 a.m. at Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848 to enforce the court judgment of \$189,379.05 obtained by Loandepot.com LLC against the above premises.

NOTICE OF OWNER'S RIGHTS

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### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Loandepot.com LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

### YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the

buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Prothonotary of Bradford County  
Bradford County Courthouse  
301 Main Street  
Towanda, PA 18848  
(507) 265-1705**

**McCABE, WEISBERG &  
CONWAY, LLC  
Attorneys for Plaintiff  
123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010**

Nov. 22