
Bradford County Law Journal

Copyright © 2018, Bradford County Bar Association

Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 FAX (570) 888-2295

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.

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

Powers, Sally G.

Late of Wysox Township (died May 29, 2018)

Executor: Donald R. Powers, 11 S. Circle Dr., Apalachin, NY 13732

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

SECOND PUBLICATION

Adams, Gayle L.

Late of Athens Township (died April 10, 2018)

Executor: David Adams 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

Coates, Alyce M.

Late of the Township of Standing Stone (died April 1, 2018)

The Alyce M. Coates Income Only Protector Trust, dated November 29, 2017, the Alyce M. Coates Protector Trust, dated November 29, 2017, and the Coates Family Trust, dated November 19, 2004.

Co-Executors/Trustees: Nancy C. Beebe and Martin D. Coates c/o Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701

Attorneys: Brittany O. L. Smith, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701

Fitz, Victor L.

Late of Pike Township (died May 12, 2018)

Administrator: John Fitz, 2126 Patten Hill Rd., Leraysville, PA 18829

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

Molinet, Harry Edward

Late of Bradford County

Executrix: Nancy L. Doman 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

Northrop, Shellie Kaye

Late of Bradford County

Executor: Robert F. Northrop 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

THIRD PUBLICATION

Kieslor, Lawrence W.

Late of 604 E. Main St., Troy

Executrix: Gina Hernandez, 88 So. Prospect St., Verona, NJ 07044

Learn, Mary Aileen

Late of Tuscarora Township (died March 22, 2018)

Executrices: Vivian Vannan, 3109 Spring Hill Road, Laceyville, PA 18623, Marion Jenkins, 212 Huff Hill Road, Wyalusing, PA 18853 and Lucile Forth, 485 Learn Road, Laceyville, PA 18623
Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

BRADFORD COUNTY LAW JOURNAL

Mosier, Virginia L.

Late of 124 S. Hopkins Street, Sayre (died May 5, 2018)

Executrix: Jacqueline Root, 1873 Colum Road, Lawrenceville, PA 16929

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

Rinker, Nayland D.

Late of Wells Township (died May 22, 2018)

Executrix: Monica L. Hess, 335 South Sterley Street, Reading, PA 19607

Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

REGISTER'S NOTICE

0816-0206 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF JAMES PARKS, Executor of the Estate of Phyllis R. Patten, late of Towanda Borough, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 10th day of July, 2018. Shirley Rockefeller
Register of Wills

June 26; July 3

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 25, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT TRACT parcel or lot of land, situate in the Township of Windham, County of Bradford and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe located at the Northwest corner of lands now or formerly of Edward Brink, said point being the Northeast corner of the land herein about to be described and is Six Hundred (600') feet more or less West of the center line of Township Route T-904 at the Southern Edge of a roadway; thence South Seventeen Degrees Fifty minutes West (S 17° 50' W) One Thousand Four Hundred Sixty-One and Nine Tenths (1,461.9) feet along the West line of lands now or formerly of Edward Brink and a hacked line to an iron pin for a corner; thence North Seventy-Nine degrees West (N 79° W) Seven Hundred Sixty-Two and Six Tenths (762.6) feet along a hedge row and fence and the Northern line of lands now or formerly of Vinette Alderson to an iron pin for a corner; thence North Eighteen degrees Six minutes East (N 18° 6' E) One Thousand Four Hundred Forty-Four and Four Tenths (1,444.4) feet along lands now or formerly of Glenn and Roberta Wolfe to an iron pipe for a corner; thence along the Southern, line of a roadway the following courses and distances: South Eighty-One degrees Fifteen minutes East (S 81° 15' E) Four (4) feet; South Seventy-Nine degrees East (S 79° E) Three Hundred Forty-Four (344') feet and South Eighty-One degrees thirty minutes East (S 81° 30' E) Four Hundred Eleven (411) feet to an iron pin, the point and place of beginning.

Containing Twenty-Five and One-Tenth (25.1) acres of land, be the same more or less, as depicted on that survey prepared by Leonard T. Carver, Registered Surveyor No. 19365-E, dated August 14, 1981, bearing Map No. 1011-116.

Together with the right and privilege to use an existing driveway from Township Route T-904 to the above-described lands, said driveway being Thirty (30) feet in width, be the same more or less.

BEING the same premises conveyed by deed of Laura Goodwin, individually and as

BRADFORD COUNTY LAW JOURNAL

executrix of the estate of Pauline Hunt a/k/a Pauline Delorse Hunt a/k/a Pauline D. Hunt, Damon Hunt, Steven Goodwin, Karen Hawkins and Janet Evenson, to David J. Estelle, Jr., dated November 21, 2014, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, to Bradford County Instrument Number 201426215.

Bradford County Assessment Number: 59-010.00-046-000-000.

Street Address: 225 Lyons Lane, Rome, PA 18837.

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 FIRST CITIZENS COMMUNITY BANK vs. ESTATE OF DAVID ESTELLE, JR.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
July 4, 2018

July 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, July 25, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of real estate situate in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of First Street, said point being the southeast corner of lands now or formerly of Anthony Sperduti and being the southwest corner of Lot No. 8 of the Philip Crans Plot as laid out by Rushton Smith; thence north 25 degrees 20 minutes east 238.5 feet along lands now or formerly of said Anthony Sperduti to an iron pin in the south line of Second Street; thence south 60 degrees 15 minutes east 198.2 feet along the south line of Second Street to an iron pin; thence south 28 degrees 45 minutes west 234.5 feet along lands now or formerly of Nick and Josephine Longo to the center of First Street; thence north 61 degrees 15 minutes west 183.7 feet along the center of First Street to the place of beginning. BEING Lots 7 and 8 in the Philip Crans Plot as laid out by Rushton Smith.

EXCEPTING THEREOUT AND THEREFROM property conveyed to William and Irene Fish in deed dated 11/3/2004, and recorded 11/16/2004 at Instrument Number 200414849, further described as:

ALL THAT CERTAIN LOT, PIECE OR PARCEL of land, lying and being the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the southside of Second Street, said pin being 188.14 feet west of the northeasterly corner of premises owned by the grantors herein; thence running S. 25° 20' 00" W. a distance of 240.08 feet through an iron pin to a point in the centerline of First Street; running thence N. 61° 15' 00" W. along the centerline of First Street a distance of 10.05 feet to a point of corner; running thence N. 25° 20' 00" W. along the lands of William H. & Irene B. Fish, the grantees herein, a distance of 240.23 to a point for a corner; running thence S. 60° 25' 00" E. along the southerly line of Second Street a distance of 10.06 feet to a point for a corner, said point being the point and place of beginning. CONTAINING 2,410.0698 square feet of land.

BRADFORD COUNTY LAW JOURNAL

The foregoing description was taken from a survey prepared by Bruce Benish, P.L.S. dated June 5, 2003, and bearing Job No. 200279 and is identified on said survey as lot 1-A.

BEING a minor subdivision as approved in a subdivision plan prepared by Bruce Benish, P.L.S. dated June 5, 2003, and bearing Job No. 200279 and approved by the Bradford County Planning Commission on August 12, 2003. The said subdivision plan is recorded in the Office of the Register and Recorder of Bradford County on August 13, 2003, bearing Map No. 6869 and known as Instrument Number 200312431.

THE EXCEPTED PORTION BEING and intending to describe a portion of the premises conveyed to John J. White and Mary A. White by Warranty Deed from Timothy L. Northrup, Executor of the Estate of Derwin L. Northrup dated June 17, 2003 and recorded July 24, 2003 in Bradford County Register and Recorder's Office at Instrument Number 200311066.

TITLE TO SAID PREMISES IS VESTED IN John J. White and Mary A. White, his wife, by Deed from Timothy L. Northrup, Executor of the Estate of Derwin L. Northrup, dated 06/17/2003, recorded 07/24/2003 in Instrument Number 200311066.

Tax Parcel: 35-007.07-070-000-000.

Premises Being: 125 SUNSET STREET a/k/a 125 1ST STREET, SAYRE, PA 18840-2308.

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 vs. JOHN WHITE & MARY WHITE.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
July 4, 2018

July 3, 10, 17