
Bradford County Law Journal

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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.

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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

Bond, Robert R.

Late of Bradford County.

Co-Executors: Heather Marie Bond-McDonald, Robert R. Bond, Jr. and Joseph Franklin Bond 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

Burnett, Anna Mae a/k/a Anna Mae Johnson Burnett

Late of Troy Borough (died April 12, 2018)

Executor: Robert A. Burnett, 58 King Street, Troy, PA 16947

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

Driscoll, Marvin S.

Late of Canton Township (died April 25, 2018)

Co-Executors: Janet D. Walburn, 2833 Rt. 414, Canton, PA 17724, Scott B. Driscoll, 1736 Minnequa Main Road, Canton, PA 17724 and Dixie D. Gross, 4140 Hill Dale Road, Slatington, PA 18080

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

Hontz, JoAnn L.

Late of Sayre Borough (died April 17, 2018)

Administratrix: Shannon Reid, 128 Hoover Street, Sayre, PA 18840

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

Hulslander, Anna Mary

Late of Smithfield Township (died May 10, 2018)

Executor: Wade V. Hulslander, 2101 Hoblet Road, Columbia Cross Roads, PA 16914

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

Jennings, Thomas L.

Late of Towanda Borough (died July 9, 2017)

Executrix: Jocelyn J. Croci, P.O. Box 2663, Lake City, FL 32056

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

Moretti, Leona

Late of Sayre Borough (died March 18, 2018)

Administrator: Kirk Kilmer, 160 W. 5th Street, Coming, NY 14830

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

Reynard, Joanne B.

Late of West Burlington Township (died November 5, 2017)

Administratrix: Helen Bush, 385 South Minnequa Avenue, Canton, PA 17724

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Wheeland, Doris J.

Late of Troy Borough (died April 30, 2018)

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Executor: Richard Wheeland, 401
Beaverdale Road, Troy, PA 16947

THIRD PUBLICATION

Collins, James R. a/k/a James Collins

Late of North Towanda Township (died
March 14, 2018)

Executor: James F. Collins, 212 Clark
Rd., Waverly, NY 14892

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

May, Michael James

Late of Warren Township (died April 18,
2018)

Administratrix: Lori May c/o Niemiec,
Smith & Pellingier, Attorneys-at-law, 427
Main Street, Towanda, PA 18848

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

Inc., were filed with the Pennsylvania De-
partment of State on or about May 29, 2018.

Any persons having a claim against
C.A.J. Properties, Inc. is requested to present
the claim in accordance with this notice. All
claims must be submitted in writing to: 467
North Keystone Avenue, Sayre, PA 18840.
All claims must include (i) the name and
address of the claimant, (ii) the amount
claimed, (iii) the basis for the claim, (iv)
documentation supporting the claim, and (v)
the date(s) of the event(s) on which the claim
is based occurred. Any claims will be barred
if not timely asserted.

TAUNYA KNOLLES
ROSENBLOOM, ESQUIRE
332 South Main Street
P.O. Box 309
Athens, PA 18810
(570) 888-0660

June 5

REGISTER'S NOTICE

0816-0202 FIRST AND FINAL AC-
COUNT AND PROPOSED DISTRIBU-
TION OF JANE GORMAN, Administratrix
DBNCTA of the Estate of Alice M. West,
late of Litchfield Township, Bradford Co.,
PA.

0810-0291 FIRST AND FINAL AC-
COUNT AND PROPOSED DISTRIBU-
TION OF VAUGHN JENNINGS, JR.,
DUANE M. JENNINGS and LARRY D.
JENNINGS, Co-Executors of the Estate of
Zelma M. Jennings, late of Leroy Township,
Bradford Co., PA.

The same will be presented to the Or-
phans' Court on the 12th day of June, 2018.
Shirley Rockefeller
Register of Wills

May 29; June 5

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that
Articles of Dissolution of C.A.J. Properties,

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, June 27, 2018 at 10:00 o'clock
in the forenoon the following described
property to wit:

LEGAL DESCRIPTION

Parcel # 52-068.03-071-000-000.

All that certain lot, piece or parcel of land
situate, lying and being in the Borough of
Troy, County of Bradford and Common-
wealth of Pennsylvania, bounded and de-
scribed as follows:

Beginning at the northwest corner
hereof in line of land of now or formerly
Perley C. Wrisley and F. P. Case and Sons;
thence in a southerly direction along Case
lands 165 feet to a corner with Darrow being
the southwest corner hereof; thence in an
easterly direction along Darrow lands 82.5

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feet to a stake for a corner; thence in a northerly direction through lands of now or formerly Frank E. Miller 165 feet to a stake for a corner; thence in a westerly direction 82.5 feet to the place of beginning.

Together with a right of way of 18 feet in width, leading from Prospect Street across lands of W. H. Wood and wife and lands of Frank E. Miller to the lot herein described. Said right of way measured fro property line of Perley Wrisley and to be used in common with Frank E. Miller et ux, their heirs and assigns and grantees, their heirs and assigns.

Excepting and reserving right of way granted to public utility companies.

TITLE TO SAID PREMISES IS VESTED IN Travis E. Morgan and Kimberly A. Morgan, his wife, an undivided one-half interest and Eustace Vanderpool, married, an undivided one half interest and as between the parties of interest they shall hold title as joint tenants with the right of survivorship, by Deed from Louise M. Moon, single, Dated 07/27/2011, Recorded 07/29/2011, Instrument No. 201119159.

Tax Parcel: 52/068.03/071/000 000/.

Premises Being: 49 WEST BRANCH LANE, TROY, PA 16947-1600.

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 MORGAN CHASE BANK vs. TRAVIS E. MORGAN, KIMBERLY MORGAN & EUSTACE VANDERPOOL.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 6, 2018

June 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, June 27, 2018 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 lying and being in the Township of Canton, County of Bradford and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING in the center of the highway leading from Beech Flats to lands now owned by Burton Montgomery at a point where the East line of lands of J. Benson Wright intersect the highway; thence along the West line of lands of said Burton Montgomery South 109 rods and 2/3 rods to a post corner on the line of lands formerly owned by Thomas Williams and now owned by Shadrach Williams; thence West along the line of lands of said Williams 79 rods to a post; thence North 96 rods along said Williams East line to the center of the highway beforementioned; thence Easterly along said highway to the place of beginning.

CONTAINING 59 acres and 74 perches, be the same more or less.

EXCEPTING AND RESERVING from the above described premises land heretofore sold to Benjamin H. Castle, et ux, et al, by Deed dated the 15th day of May 1952 and recorded in Bradford County Deed Book 482, Page 188 and recorded on the 22nd day of May 1952. The land conveyed in this Deed is more particularly described as follows:

BEGINNING at a point on the public highway 150 feet East of Ray Van Fleet line; thence continuing along the highway in an Easterly direction 400 feet to a point; thence

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in a Southerly direction 300 feet; thence in a Westerly direction 300 feet; thence in a Northerly direction 400 feet to a point at the place of beginning.

CONTAINING 120,000 square feet, be the same more or less, having thereon a house and other buildings.

PARCEL NO. 16/118.00/049/000000.

BEING KNOWN AS 1154 Sunset Road f/k/a RR 1, Canton, PA 17724.

BEING THE SAME PREMISES which Donald Cole and Pauline Cole, husband and wife, by Deed dated November 23, 1999 and recorded December 17, 1999, in the Office of the Recorder of Deeds in and for the County of Bradford, as Instrument No. 199913507, granted and conveyed unto Paul A. Campbell and Barbara L. Campbell, husband and wife, 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 LSF10 MASTER PARTICIPATION TRUST vs. BARBARA CAMPBELL & PAUL CAMPBELL.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

June 6, 2018

June 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, June 27, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS, pieces or parcels of land situate and being in the TOWNSHIP OF RIDGEBURY, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point in the center of State Highway being the Northwest corner of the lot herein described and the Southwest corner of Lot No. 3, now or formerly owned by Olin B. Wood, et ux; thence South 85 East 313 feet through an iron pin to a point in the center of Bucks Creek; thence along the center of Bucks Creek South 46 30' West 128 feet to a point for a corner; thence North 85 West 258 feet through an iron pin to a point in the center line of the aforesaid state highway to a corner; North 23 East 100 feet along the center line of said highway to the place of beginning. CONTAINING 26,400 square feet and being Lot No. 4 on that certain survey made by George K. Jones, Bradford County Surveyor, dated August 15, 1966, and being Survey No. 5427.

The grantee agrees not to erect any buildings within 35 feet of the edge of the highway that bounds the above described premises on the West side. The aforesaid building limitation shall be a covenant running with the land on the heirs and assigns of the Grantees herein.

EXCEPTING AND RESERVING from the above described parcel the following parcel of land:

BEGINNING at a point in the center of Bucks Creek where the lands now or formerly of William M. Wood, et ux and Olin B. Wood, et ux come together; thence North 76 04' West 135 feet to a point; thence South 85 East 173 feet to a point in the center of Bucks Creek; thence along the center line of said Bucks Creek South 46 30' West 32 feet to the point and place of beginning. CONTAINING 2,064 square feet.

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PARCEL NO. 2: BEGINNING at a point on the center line of the State Highway, where lands now or formerly of Harold C. Woodard, et ux and lands now or formerly of Rodney Kennedy join, thence North 23 East 177 feet to the beginning point for the lot herein described; thence continuing North 23 East 110 feet along the center line of said State Highway to a point for a corner; thence South 85 East 258 feet through an iron pin to a point in the center of Bucks Creek; thence South 28 West 130 feet to a point for a corner; thence North 81 West 240 feet through an iron pin to a point on the center line of the aforesaid State Highway, to the place of beginning. CONTAINING 27,200 square feet. BEING Lot no. 5 on that certain survey made by George K. Jones, Bradford County Surveyor, dated August 15, 1966, being Survey No. 5427.

PARCEL NO. 3: BEGINNING at a point in the center of State Highway No. 08059 where the lands of Olin B. Wood, et ux and William M. Wood, et ux come together; thence South 76 04' East 134.8 feet to a point; thence North 85 West 140 feet to a point in the center of said State Highway 08059; thence along the center line of said State Highway North 23 East 22 feet to the point and place of beginning. CONTAINING 1,465 square feet of land.

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 DITECH FINANCIAL LLC vs. JEFFREY FLETCHER & APRIL FLETCHER.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 6, 2018

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, June 27, 2018 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 Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, viz.:

BEGINNING on the East side of Main Street in said Borough, at the southwest corner of a lot formerly of George A. Perkins and now of Hampton Huff; thence an easterly course along the South line of said Huff lot, to the Susquehanna River; thence along said River southerly, ninety-nine (99) feet to the line of a lot of the former Collins Estate, now of William Hinkson; thence along the North line thereof westerly to the east line of Main Street; thence along said east line, ninety-nine (99) feet to the place of BEGINNING.

TAX PARCEL #: 05-020.08-004.

BEING KNOWN AS: 731 South Main Street, Athens, PA 18810.

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 BANK OF AMERICA vs. ALISON NOVAK & PATRICIA STERN.
Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 6, 2018

June 5, 12, 19

June 5, 12, 19

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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, June 27, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at the southwest corner of lands formerly belonging to the estate of Hiram Knapp; thence easterly along the line of the said Knapp Estate, 10 rods to the corner of lands formerly of H.L. Case and now or formerly of Mrs. Robert Arnold; thence southerly along the line of said Arnold, 14 rods to the highway; thence westerly along the highway to the corner thereof; thence northerly along the highway to the place of beginning.

CONTAINING 140 perches, more or less.

BEING TAX PARCEL NO. 270500007300-0000.

BEING KNOWN AS 1637 Orwell Hill Road, Rome, PA 18837.

BEING the same premises in which James A. Klink, Single, by deed dated 05/30/2014 and recorded 06/03/2014 in the Office of the Recorder of Deeds in and for the County of Bradford, Commonwealth of Pennsylvania, at Instrument No. 201413422, granted and conveyed unto Kenneth J. Nickeson, married as sole owner.

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 CARRINGTON MORTGAGE SERVICES vs. KENNETH NICKESON.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 6, 2018

June 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, June 27, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Description

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

Parcel One:

BEGINNING at the Southwest corner of Public Road along Millstone Creek and lands now or formerly of Herbert; thence along said lands of Herbert 90 degrees East 200.0 feet to a corner; thence along the Western line of lands now or formerly of Morton Camp 90 degrees North 150.0 feet to a corner; thence along the South line of lands now or formerly of Morton Camp 80 degrees West 150.0 feet to Public Road along Millstone Creek; thence South along the Eastern side of said Public Road and Millstone Creek 150.0 feet to the place of beginning; containing about three-fourths of an acre of land, be the same more or less.

Parcel Two:

BEGINNING at a pin in the Southwest corner of lands now owned or formerly owned by Royce Horton, C.J. Stroud and R.C. Stroud; thence North 46 degrees West

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87.5 feet to a pin; thence North 10 degrees 30 minutes East 303.8 feet to a pin; thence South 70 degrees 8 minutes East 224.2 feet to a pin in the Southwest corner of lands of Stanley Harris; thence South 37 degrees West 194.5 feet to a pin, which is the Northwest corner of lands now or formerly owned by Royce Horton, C.J. Stroud and R.C. Stroud; thence South 33 degrees 45 minutes West along the line of said lands 154.7 feet to the place of beginning; containing 1.1 acres of land.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Ruth Stroud, Widow, by Deed dated September 5, 1986, and recorded on September 8, 1986, by the Bradford County Recorder of Deeds in Deed Book 35, at Page 157, as Instrument No. 198604879, granted and conveyed unto Charles F. Driesbaugh and Jean F. Driesbaugh, as Tenants by the Entireties.

AND THE SAID Charles F. Driesbaugh departed this life on February 28, 2004, whereby title to the aforementioned premises vested with Jean F. Driesbaugh, an Individual, by Right of Survivorship.

AND THE SAID Jean F. Driesbaugh departed this life on March 24, 2017, inter-

tate, leaving as her only heir-at-law, Thomas R. Frost.

AND THE SAID Thomas R. Frost was duly granted Letters of Administration on August 3, 2017, and appointed as Administrator of the Estate of Jean Driesbaugh, Deceased, a/k/a Jean F. Driesbaugh, by the Bradford County Register of Wills under Docket No. 08-17-0215.

WHEREBY title to the aforementioned premises vested with Thomas R. Frost, Administrator of the Estate of Jean Driesbaugh, Deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 4805 Millstone Road, Monroeton, PA 18832.

PARCEL NO.: 25-110.00-091-000-000.

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 M & T BANK vs. THOMAS R. FROST ADMIN. OF THE ESTATE OF JEAN DRIESBAUGH.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
June 6, 2018

June 5, 12, 19