

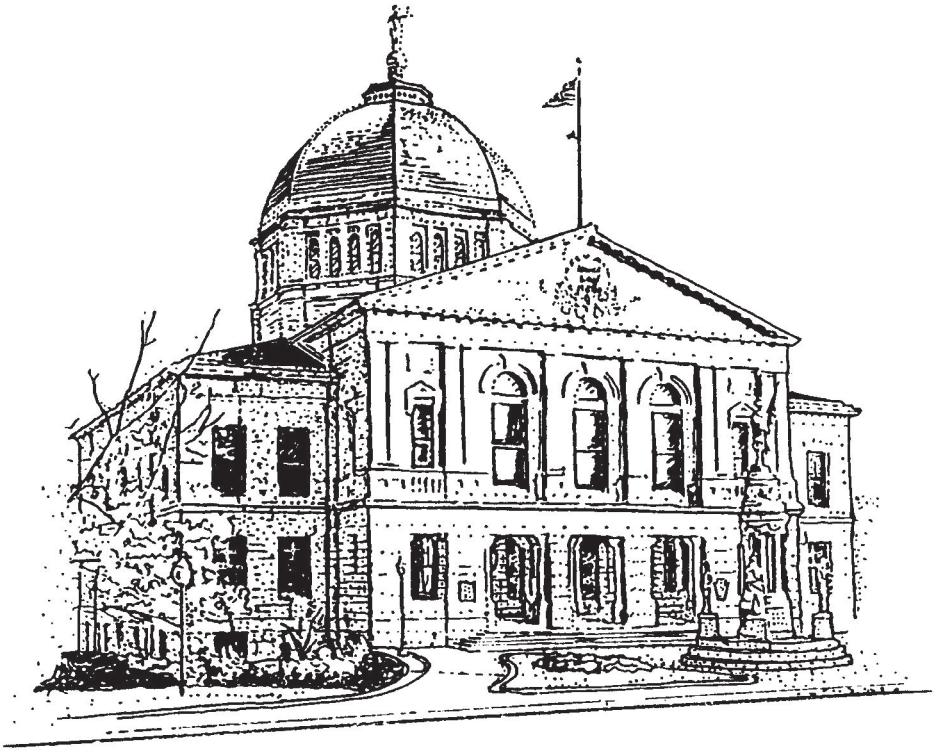
# Bradford County Law Journal

ISSN 1077-5250

Vol. 11

Towanda, PA Tuesday, June 4, 2019

No. 23



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  
Christopher Bradley, Esquire

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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.

Subscription \$85.00 per annum.

**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**

**Brotzman, Carol H.**

Late of Bradford County  
Co-Executors: Mary Ellen Brotzman and Francis Charles Brotzman 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

**Eberlin, Nicholas J.**

Late of Canton Township (died April 25, 2019)  
Administratrix: Tara Eberlin, 6785 Route 14, Roaring Branch, PA 17765  
Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell, Sheetz & Blaney, 1090 West Main Street, Troy, PA 16947

**Edling, Joyce H.**

Late of Sheshequin Township (died April 19, 2019)  
Executrix: Carol A. Jolly, 2710 Via Caballero Del Sur, Sante Fe, NM 87505  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Johnson, Lori a/k/a Lori L. Johnson**

Late of Sayre Borough (died August 23, 2018)

Executor: Scott Matthews, 139 S. Hopkins Street, Sayre, PA 18840

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

**Scott, Gwladys E. a/k/a Gwladys Elizabeth Chubb Scott a/k/a Gwladys Elizabeth Lent**

Late of Troy Township (died May 5, 2019)

Executrix: Rhonda R. Krobath, 17420 Monitor Drive, Olney, MD 20832

Attorney: Casandra K. Blaney, Esquire

**Vosburg, Kim Lewis**

Late of 945 Dubert Road, Milan (died April 3, 2019)

Executrix: Katrina Oswald, 2535 Pension Road, Monroeton, PA 18832

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

**Wommer, Jean B.**

Late of Canton Borough (died May 4, 2019)

Executor: Michael R. Kelley, 77 Cold Spring Lane, Canton, PA 17724

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

**Woodruff, Janice D. a/k/a Janice Marie Woodruff**

Late of Wyalusing Borough (died April 8, 2019)

Executor: Clifford Woodruff, Jr., 2380 Storey Lake Road, Laceyville, PA 18623

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**SECOND PUBLICATION**

**Kendall, Jean M. a/k/a Jean M. Hewitt**

Late of Granville Township (died May 2, 2019)

Co-Executors: David L. Kendall, 32422 Route 14, Gillett, PA 16925, Linda K. Besley, 25 Besley Road, Columbia Cross

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Roads, PA 16914 and Judith M. Dewey, 671 Berry Road, Columbia Cross Roads, PA 16914

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

### **Shedden, Leo E.**

Late of Troy Township (died February 24, 2019)

Executrix: Sandra L. Shedden 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**

#### **Chrzan, Frank E.**

Late of Troy Township (died April 1, 2019)

Executor: Jacob Cummings, 345 Timber Lane, Troy, PA 16947

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

#### **Sitas, Valentin**

Late of Leroy Township (died November 12, 2018)

Executrix: Ileana Koller c/o Gerald W. Brann, Esquire, Brann, Williams, Caldwell, Sheetz & Blaney, 1090 West Main Street, Troy, PA 16947

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

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### **DISSOLUTION NOTICE**

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NOTICE IS HEREBY GIVEN that the Members of G&D Rentals, LLC, a Pennsylvania Limited Liability Company, with an address at R.R. #3, Box 295, Towanda, Pennsylvania 18848, have approved a pro-

posal that the Limited Liability Company voluntarily terminate, and that the Members are now engaged in winding up and settling the affairs of the Limited Liability Company under the provisions of 15 Pa. C.S. Section 8872(f).

RAY DePAOLA, ESQUIRE

GRIFFIN, DAWSEY,

DePAOLA & JONES

101 Main Street

Towanda, PA 18848

Telephone: (570) 265-2175

June 4

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### **FICTITIOUS NAME NOTICE**

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NOTICE IS HEREBY GIVEN pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 301 et seq.), of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, on June 3, 2019, of a Certificate for the conduct of a business in Pennsylvania under the assumed or fictitious name, style or designation of:

#### **COOP'S SCOOP**

with its principal office or place of business at: 106 Hercenberg Road, Wyalusing, PA 18853.

The name(s) and address(es) of the party to the registration are: Teri Shaw, 106 Hercenberg Road, Wyalusing, PA 18853.

June 4

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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, June 19, 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

## BRADFORD COUNTY LAW JOURNAL

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of Standing Stone, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the southwest side of the public highway leading from Towanda to Standing Stone and on line of lot owned by A. L. Johnson, now or formerly; thence along line of said A. L. Johnson, now or formerly, 18 rods more or less to the line of the Lehigh Valley Railroad Company land, now or formerly; thence southeasterly along said Lehigh Valley Railroad Company land, now or formerly, 20 rods and 14 links to a post on the west side of a road leading to the Susquehanna River from the public highway leading from Towanda to Standing Stone; thence in a northeasterly direction along said road, 20 rods and 20 links to said public highway leading from Towanda to Standing Stone; thence in a northwesterly direction along the line of said highway 20 rods to the line of A. L. Johnson, now or formerly, the place of beginning.

EXCEPTING and RESERVING from the herein above described premises all that certain lot, piece or parcel of land described as follows:

BEGINNING at a point in the center of Township Road No. 610, said beginning point being the southeast corner of the lands herein conveyed, said beginning point also being the northeast corner of lands of Thomas Sheets and Doris Sheets, his wife, now or formerly; thence along the line of lands of said Sheets, now or formerly, through a pin located on the west side of Township Road No. 610, South 57° 25' West 319.5 feet to a pin located in the line of lands of Lehigh Valley Railroad Company, North 21° 53' West 8 feet; thence along the line of lands of Wirt Taylor and Dora Taylor, his wife, now or formerly, North 53° 33' East 318 feet through a pin located on the west side of township Road No. 610 to a point in the center of said road; thence along the center of said road, South 34° East 29.4 feet to the place of beginning. As conveyed by Thomas M. Sheets and

Doris H. Sheets, his wife, to Wirt R. Taylor and Dora Taylor, his wife, by deed dated May 25, 1973 and recorded in Bradford County Deed Book 620 at Page 1073.

BEING KNOWN AS: 1352 RIVER ROAD a/k/a RR2 BOX 26 a/k/a R.R. #2, BOX 26 RIVER ROAD, STANDING STONE TWP a/k/a SANDINGTON WYSOX, PA 18854.

BEING THE SAME PREMISES which U.S. Bank National Association, as Trustee for the registered Holders of Salomon Brothers Mortgage Securities VII, Inc., under applicable Pooling and Servicing Agreement, by its Attorney-In-Fact, Option One Mortgage Corporation (Power of Attorney to be recorded simultaneously herewith), Deed dated July 23, 2002 and recorded August 2, 2002 in the Office of the Recording of Deeds, in and for Bradford County, in Deed Instrument #200209949, granted and conveyed unto JAMES STEPANSKI, JR.

PARCEL #43/088.01/009/000-000.

INTEREST AFTER JUDGMENT AT SIX (6%) PERCENT: \$24.30 PER DIEM. ASSESSED VALUE: \$37,950.

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 LOANCARE, LLC vs. ESTATE OF JAMES M. STEPANSKI.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 27, 2019

May 28; June 4, 11

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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

## BRADFORD COUNTY LAW JOURNAL

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County Courthouse in Towanda, PA on Wednesday, June 19, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

### LEGAL DESCRIPTION

ALL those certain pieces or parcels of land situate in Ulster Township, Bradford County, Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at a point in what is known as the "middle road" on the line of lands formerly of Henry Von Wolfradt, thence South forty-six and three tenths degrees West following the said "middle road" leading from Athens to Smithfield, twenty-two and two-tenths rods; thence South fifty-three and three-tenths degrees East following the road leading from Smithfield to Milan, about nine rods to a corner; thence in a northerly direction and parallel to the first above described line about twenty-three rods to a corner in the line of lands formerly of Francis M. Brainard, thence North fifteen and five-tenths degrees East about nine rods to the place of beginning.

CONTAINING one and one quarter acres more or less.

LOT NO. 2: BEGINNING at a culvert in the state highway running from Milan to Smithfield at a point just west of a driveway into property now of Dr. C. M. Coon, said point being the southeast corner of lands hereby conveyed; thence in a westerly direction along said highway to a corner of lands now owned by the grantor; thence northerly along East side of said grantor's lands to lands now of Earl Loomis; thence easterly along south line of lands now of Earl Loomis to a post in lands of Dr. C. M. Coon, thence southerly along lands of Dr. C. M. Coon, to the place of beginning.

CONTAINING about three acres more or less.

BEING a part of the same lands and premises which Lester Smith and Sheri

Smith, his wife, did by Deed dated March 31, 1981, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania in Book 674, Page 1047, granted and conveyed to Andries G. Schaffers, in fee.

The above described premises are more particularly described as follows:

BEGINNING at the intersection of a point in the north line of the road leading from Milan to East Smithfield at its intersection with the east line of the "middle road" running thence northerly along the east line of the "middle road" 370 feet be the same more or less to an intersection with the south line of lands of Sidney G. Ranck; running thence easterly along the south line of lands of Sidney G. Ranck 385 feet be the same more or less to the west line of lands of Lester Smith; running thence southerly along the west line of lands of Lester Smith 418 feet be the same more or less to a point in the north line of the Milan-East Smithfield Road; running thence westerly along the north line of the Milan-East Smithfield Road 589 feet be the same more or less to the point and place of beginning.

Map and Parcel ID: 55-046.00-139-000-000.

Being known as: 26 Macafee Road f/k/a Rural Route 2, Milan, Pennsylvania 18831.

Title to said premises is vested in Dennis M. Nichols and Deborah A. Nichols, husband and wife, by deed from Andries G. Schaffers and Pamela Smith Schaffers, husband and wife, dated April 15, 1983 and recorded June 2, 1983 in Deed Book 689, Page 635.

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.

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Seized and taken into execution at the suit of LSF9 MASTER PARTICIPATION TRUST vs. DENNIS NICHOLS & DEBORAH NICHOLS.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 27, 2019

May 28; June 4, 11

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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, June 19, 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 and being in the TOWNSHIP OF WELLS, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

BEGINNING at a point where the centerline of Township Road No. T-800 and Township Road No. T-745 come together; thence South 15° 1' 30" West 95.87 feet along the center line of Township Road No. T-800 to a point; thence continuing along said centerline South 32° 41' West 197.10 feet to a point for a corner; thence leaving said centerline and passing through an iron rod South 28° 36' 30" East 746.90 feet to an iron rod for a corner; thence South 74° 58' 00" East 815.60 feet to a point for a corner; thence North 19° 49' 10" East 1,019.80 feet to a point on the centerline of said Township Road No. T-745; thence following the centerline of said Township Road North 83° 1' 30" West 1,369.93 feet to the point and place of beginning. CONTAINING 35.4 acres of land to be the same more or less.

BEING AND INTENDING to describe the same premises as conveyed to Nayland D. Rinker and Jean A. Rinker by a general warranty deed from Charles Telepchak and Helma Telepchak, his wife and as Power of Attorney for Heinz Muench and Ilsa Muench, his wife, said deed dated February 5, 1988 and recorded February 22, 1988 in Bradford County Record Book 77 at page 891.

ALSO BEING land designated 25.4 acres on a certain survey by Boyer Kantz, of the division of lands of Alfred D. Holcombe, survey dated November, 1969 and January, 1970 and being survey number 138-68-473.

BEING KNOWN AS: 588 ROWLEY HILL RD. f/k/a 723 RR 2, GILLETT, PA 16925.

PROPERTY ID: 57-028.00-050-000-000.

TITLE TO SAID PREMISES IS VESTED IN NAYLAND D. RINKER BY DEED FROM NAYLAND D. RINKER AND JEAN A. RINKER RECORDED 05/25/2007 INSTRUMENT#200705539.

TO BE SOLD THE PROPERTY OF NAYLAND D. RINKER.

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 N.A. vs. THE ESTATE OF NAYLAND D. RINKER, MONICA HESS, EXECUTRIX OF ESTATE, AND SHERRY MACKAMEE.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 27, 2019

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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, June 19, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

Situate in the Township of Wysox, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of State Route 1012, said point being the Northwest corner of the herein described lot; thence along the center of State Route 1012 South 73° 42' 35" East a distance of 66.10 feet; thence continuing along the center of State Route 1012 South 78° 29' 26" East a distance of 245 feet to a point for a corner, said point being the Northeast corner of the herein described lot and the Northwest corner of lands now or formerly of Gary Wickwire; thence along the Western line of lands of Gary Wickwire South 07° 00' 00" West a distance of 263.23 feet to a pin for a corner, said pin being the Southeast corner of the herein described lot; thence along the Northern line of lands now or formerly of Gary Wickwire North 82° 44' 09" West a distance of 319.66 feet to a pin for a corner, said pin being the Southwest corner of the herein described lot; thence along the Eastern line

of lands now or formerly of James L. Kintner and Joan Kintner North 09° 00' 00" East a distance of 291.87 feet to the point and place of Beginning in the center of State Route 1012.

Containing 1.99 Acres.

Being and intending to describe Lot 2 on a Survey Map for Subdivision of Lands of Gary Wickwire by Butler Land Surveying, LLC, dated October 13, 2004 bearing File No. 3637 and Map No. 2044.

Being the same property conveyed to Theron G. Wickwire and Stacy L. Wickwire, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Gary Wickwire, single, dated December 9, 2005, recorded December 12, 2005, at Instrument Number 200514463, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

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 MORTGAGE SOLUTIONS OF COLORADO vs. THERON WICKWIRE & STACY WICKWIRE.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
May 27, 2019

May 28; June 4, 11