

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

Beeman, Frances D.

Late of Litchfield Township (died January 10, 2022)

Administrator: Justin Beeman, 3200 Orange Hill Road, Athens, PA 18810

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

Kelley, John W.

Late of 228 Main Street, East Smithfield (died January 4, 2022)

Executor: James Kelley, 1572 Churchill Court, Clarksville, TN 37042

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

Patton, Ellen K.

Late of Cocoa Township, Brevard County, FL (died August 20, 2021)

Administratrix: Bonnie L. Cady, 1235 Miller Road, Athens, PA 18810

Attorneys: Law Office of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

Rogers, Paul A. a/k/a Paul Allen Rogers

Late of Troy Borough (died December 2, 2021)

Executrices: Dawn M. Rogers, 132 Iron Mine Road, Troy, PA 16947 and Sherry M. Estep, 322 Porter Road, Troy, PA 16947

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

Selleck, Leslie E.

Late of 228 Longway Street, Athens (died January 25, 2022)

Executor: Edward E. Rogers, 105 Bradford Street, Sayre, PA 18840

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

Toscano, Florence

Late of Canton Township (died November 29, 2021)

Executrix: Marie Layng, 629 East Canton Road, Canton, PA 17724

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

SECOND PUBLICATION

Carr, Frank D., Sr. a/k/a Frank Dean Carr, Sr.

Late of Wilmot Township (died January 1, 2022)

Co-Executors: Richard D. Carr, Sr. and Frank D. Carr, Jr. c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Clouse, Gerald H., Sr.

Late of Wyalusing Township (died December 13, 2021)

Executor: Vernon C. Clouse 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

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Clouse, James Edward

Late of Wyalusing Township (died December 25, 2021)

Executor: Vernon C. Clouse 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

Driscoll, William P.

Late of Orwell Township (died January 11, 2022)

Executor: Dale E. Driscoll c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Dawsey, DePaola & Jones P.C., 101 Main Street, Towanda, PA 18848

Evans, Rebecca Lee

Late of Canton Borough (died December 13, 2021)

Administrator: Errol Evans, 37 West South Ave., Canton, PA 17724

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

Horton, Barbara L.

Late of Athens Township (died November 30, 2021)

Executors: Thomas W. Horton, Karen Davies and Robert J. Horton 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

Limerick, Thomas William a/k/a Thomas W. Limerick

Late of Sayre Borough (died October 3, 2021)

Executrix: Donna J. Limerick, 117 Lewis Street, Sayre, PA 18840

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

McCatharn, William G.

Late of Asylum Township (died November 28, 2021)

Executrix: Brenda Beacham, 6 Arden Court, Phillipsburg, NJ 08865

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

McGuire, Michael A.

Late of 11 Olive Street, Towanda (died January 7, 2022)

Executor: Mark T. McGuire, 11 Olive Street, Towanda, PA 18848

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

Prutsman, Thomas D. a/k/a Dr. Thomas Prutsman

Late of Troy Borough (died December 4, 2021)

Executor: Eric Prutsman, 5378 Pembroke Place, Tallahassee, FL 32309

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

Warner, Erma B.

Late of South Creek Township (died November 17, 2021)

Executor: Albert E. Warner, 4585 Roaring Run Road, Gillett, PA 16925

Attorney: Christina Fleury, Esquire, Attorney at Law, 517 Main Street, Towanda, PA 18848

THIRD PUBLICATION

Elicker, Marjorie P.

Late of Towanda

Executor: Daniel P. Elicker, 582 Calderwood Neck Road, Vinalhaven, ME 04863

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Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

Getz, Michael W.

Late of Towanda
Executor: Jesse T. Getz, 33 Hale Street, Pittston, PA 18640
Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

Henry, David T.

Late of 205 W. Cooper Street, Athens (died December 20, 2021)
Executrix: Linda Henry, 205 W. Cooper Street, Athens, PA 18810
Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Herlt, Rita M.

Late of West Burlington Township (died December 4, 2021)
Executrix: Dianna Cresho, 1006 Route 706, Wyalusing, PA 18853
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Tillinghast, Dale D. a/k/a Dale Duane Tillinghast

Late of South Creek Township (died December 4, 2021)
Executor: Louis Tillinghast, 548 Henshaw Lane, Gillett, PA 16925
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

LIMITED LIABILITY COMPANY NOTICE

A certificate of organization for a domestic limited liability company was filed on or about February 11, 2022, with the Department of State of the Commonwealth of Pennsylvania, for the purpose of forming a domestic limited liability company organized under the Pennsylvania Business

Corporation Law of 1988 (P.L. 1444, No. 177), as amended. The name of the limited liability company is:

BROWNING MOTORSPORTS, LLC with its registered office at: 1163 Laddsborg Hill Road, New Albany, Pennsylvania 18833.

JOHN A. SHOEMAKER, ESQUIRE
127 Headley Avenue
Dushore, PA 18614
(570) 928-7374

Feb. 15

FICTITIOUS NAME NOTICE

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 February 10, 2022, of a Certificate for the conduct of a business in Pennsylvania under the assumed or fictitious name, style or designation of:

KENARRI REAL ESTATE
DIVISION

with its principal office or place of business at: 32966 Route 14, Gillett, PA 16925.

The name and address of the party to the registration are: Stephanie Johnston, 32966 Rt. 14, Gillett, PA 16925.

Feb. 15

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, February 23, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain tract or parcel of land, situate in the Township of Litchfield, County of Bradford and Commonwealth of

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Pennsylvania, bounded and described as follows:

No. 1: Beginning at a stone corner in the west line of lands formerly owned by Michael Foley; thence along the west line south 72° West 6.5 perches to a corner; thence South 09° West 7.5 perches to a corner; thence South 42° West 9.4 perches to a corner; thence North 83.25° West 15 perches to a corner; thence North 02° East 13 perches to a corner in the south line of lands formerly of Barney Kane; thence along said south line South 88° East 29.2 perches to the place of beginning. Containing 2.106 acres of land.

No. 2: Beginning at a point in the west line of lands formerly of David McKinney's land, on the north branch of Satterlee Creek; thence South 70° West 7.5 perches to a hemlock; thence South 52° 9.4 perches to a beech; thence North 83.25° West 15 perches to a post; thence North 02° East 13 perches to a road; thence along said Road South 1 perch; thence North 88° West, 38 perches to a post; thence South 71° East 7 perches to a pine stump; thence South 22.5° East 17 perches; thence South 59.25° East 10 perches; thence North 72° East 16 perches to a post; thence South 88.5° East 28 perches to a post; thence North 46.25° East 11.5 perches to a post in the west line of lands formerly of said McKinney; and thence North 02° East 4 perches to the place of beginning. Containing 5.0 acres and 89 perches be the same more or less.

No. 3: Beginning at the northwest corner of said lot of land formerly of Barney Kane; thence South 88° 5' East 167.4 perches along lands formerly of said Kane to a stone for a corner; thence South 1° 55' West along lands formerly of Michael Foley and S. Ovenshire, 60 perches to a stake for a corner; thence North 88° 5' West along lands formerly of Sanderson Burns, 167.4 perches to a stake for a corner; thence North 01° 55' East 60 perches along lands formerly of S. Ovenshire and Joseph McKinney to the place of begin-

ning. Containing 60.0 acres and 102 perches of land, be the same more or less. EXCEPTING and reserving from the last above-described premises about 7.0 acres on the northeast of said lot, heretofore deeded to Lewis Eighmey by Stephen McKinney.

No. 4: Beginning at a post, southwest corner of a lot lately owned by Henford D. Kinney, deceased, west by land now or formerly of Homer Bronson, west as originally run 83.7 perches to a post; thence north as originally run, 59.6 perches to the southwest corner of land now or formerly of Stephen McKinney; thence 88.25° East (or east as originally run) 83.7 perches to a post for a corner; thence south as originally run 59.6 perches to the place of beginning. Containing 30.0 acres and 51 perches more or less. EXCEPTING and reserving from the above-described premises, premises conveyed to James H. Beam and Nancy K. Beam, his wife, by deed dated July 27, 1961 and recorded August 11, 1961 in Deed Book 556, page 847.

No. 5: Beginning at a stake in the southeast corner of land now or formerly of Stephen McKinney; thence by the same North 88° 5' West 83.7 rods to a stake for a corner; thence South 01° 55' West 59.6 rods to a stake in A. Bronson, deceased, land south line; thence South 88° 5' East 1.7 rods to a pine stump, northeast corner of said Bronson lands; thence South 01° 55' West 58.9 perches to a stake and stones, northwest corner of lands now or formerly of Joel Campbell; thence South 88° 5' East 82 rods to a stake and stones in the west line of A. Miller, deceased, lands; thence by the same lands now or formerly of S. Ovenshire, North 01° 55' East 118.5 rods to the place of beginning. Containing 60.0 acres and 81 perches of land more or less.

EXCEPTING and reserving all that tract or parcel of land, situate in the Township of Litchfield, Bradford County, Pennsylvania, bounded and described as follows:

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Beginning at a point said point being in the center line of State Highway No. 08083; thence N 86° W through a pin on the west side of State Highway No. 08083, 350.9 feet to a point said point being marked by a pin; thence S 04° W 300.0 feet to a point said point being marked by a pin and said point being in the center line of an old wire fence and tree line and said point being west of a stone row; thence N 83° W along the old wire fence and tree line 607.0 feet to a point said point being marked by a pin and said point being in or near a stump fence; thence W 06° 53' E along lands of Thomas Place, now or formerly, and lands herein retained and along the stump fence and a split rail fence and hedge row 995.0 feet to a point said point being marked by a pin and said point being the northwest corner of lands herein retained; thence South 82° 59' East along lands, now or formerly, of James H. Bean and Nancy K. Bean, his wife, and lands conveyed to Grantors and along a stone row 978.0 feet through a pint on the west side of State Highway No. 08083 to a point in the center line of State Highway no. 08083; thence S 15° 52' W along the center line of State Highway No. 08083 382.0 feet to a point in the center line of said Highway; thence S 02° 22' W 300.0 feet along the center line of said Highway to a point said point being the place of beginning. Containing 19.0 acres of land more or less, as depicted on that survey of property of James Bean made by George K. Jones, County Surveyor, dated February 4, 1971, and designated as map No. 7553.

EXCEPTING and reserving unconditional use of a spring along the easterly side of an abandoned road, said road leading off State Highway No. 08083, said spring being directly across the road from lands, now or formerly, of Charles Forrest and said spring being surrounded by a cinder block house.

Bradford County Assessment Number 23-021.00-150-000-000.

Address: 11027 N Rome Road, 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 GUTHRIE FEDERAL CREDIT UNION vs. KAREN MASLINSKI f/k/a KAREN NOVOTNY.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Feb. 2, 2022

Feb. 1, 8, 15

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, February 23, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

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

On the east by an alley running south from Broad Street; on the south by lands of Mary Owens; on the west by lands of D. N. Newton and H.H Ingham; on the north by lot No. 4 owned by H. Campbell plot, being 54.5 feet in width and 181 feet in depth.

CONTAINING 36.5 perches of land more or less.

BEING the same premises conveyed by Lloyd Cook and Myra Cook, husband and wife, to Kevin J. Cory, Jr., dated and recorded immediately prior to the recording of this instrument.

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PARCEL #24-099.05-021-000-000.
FOR INFORMATIONAL PURPOSES
ONLY: Being known as 179 Dalpiaz Drive
f/k/a 104 Dalpiaz Drive, Monroe, PA 18832.

BEING THE SAME PREMISES which
Lloyd Cook and Myra Cook by Deed dated
October 8, 2009 and recorded October 16,
2009 in the Office of the Recorder of Deeds
in and for the County of Bradford, Pennsyl-
vania in Instrument No. 200922036 granted
and conveyed unto Kevin J. Cory, Jr. 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 US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS CAPACITY
BUT SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST vs. JENNY
JAE CORY a/k/a KEVIN J. CORY, JR.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Feb. 2, 2022

Feb. 1, 8, 15

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, February 23, 2022 at 10:00
o'clock in the forenoon the following de-
scribed property to wit:

All that certain lot, piece or parcel of land
situate, lying and being in the Township of
South Creek, County of Bradford and
Commonwealth of Pennsylvania, bounded
and described as follows:

Beginning at a point in the centerline of
SR14 where the property described in Lot

No. 1 on the below referred to survey and
property described in this lot come together;
thence, leave the centerline of said state route
and go North 14 degrees 46' 22" West
293.34 feet through a pin set near the edge
of said state route and on to a second pin for
a corner; thence, South 86 degrees 06' 41"
East 409.52 feet through a pin set near the
edge of a creek and on to a point in the
centerline of said creek; thence, follow the
centerline of said creek South 17 degrees 36'
50" East 137.34 feet to another point in the
centerline of said creek, which is also in the
centerline of SR14; thence, follow the cen-
terline of said state route the following two
(2) courses and distances: South 70 degrees
46' 53" West 303.96 feet; thence, South 74
degrees 14' 41" West 91.76 feet to another
point in the centerline of said state route,
which is the point and place of beginning.

Containing 1.949 acres, more or less.

Being and intending to describe the lot
mark Lot 2, 1.949 acres on Survey by John
W. Ward, Registered Surveyor, Survey
dated April 10, 1989 and being Map No.
S-50.

Title to said Premises vested in Renee
Cairo a/k/a Renee Marshall by Deed from
Carl M. Oldroyd dated August 27, 2004 and
recorded on September 3, 2004 in the
Bradford County Recorder of Deeds as In-
strument No. 200411245.

Being known as: 33831 Route 14, Gillett,
PA 16925.

Tax Parcel Number: 40-016.00-034-004.

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 COMMUNITY LOAN SERVIC-
ING, LLC f/k/a BAYVIEW LOAN SER-
VICING, LLC vs. RENEE CAIRO a/k/a
RENEE MARSHALL.

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Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Feb. 2, 2022

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